



John Shepherd Road, Fressingfield - IP21 5SW



John Shepherd Road

Fressingfield, Eye

This beautifully presented THREE BEDROOM DETACHED FAMILY HOME offers spacious and versatile living, set within a PRIVATE CUL-DE-SAC LOCATION that ensures peace and privacy. Boasting OVER 1050 SQFT INTERNALLY (stms), the property features a welcoming entrance hall and porchway leading to an OPEN PLAN SITTING & DINING ROOM, perfect for both entertaining and every-day family life. The SEPARATE KITCHEN is thoughtfully designed, complete with a practical PANTRY CUPBOARD for extra storage and modern appliances. Completing the ground floor is a large W/C. Upstairs, THREE AMPLE BEDROOMS provide comfortable accommodation, including a PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, alongside a contemporary FAMILY BATHROOM. The property benefits from an INTEGRAL GARAGE, which not only offers secure parking but also houses UTILITY FACILITIES for added convenience with potential to convert if required and STPP. With additional DRIVEWAY PARKING, this home caters perfectly to busy households and visiting guests.



Throughout, the interiors combine modern updates and neutral tones creating a warm and inviting atmosphere that is ready for you to move straight in. Externally you will find well-kept, SUNNY REAR GARDENS which provide a private sanctuary for relaxation and play. The garden is mainly laid to lawn, bordered by mature shrubs and fencing for privacy, with a large patio area ideal for alfresco dining or summer gatherings. There is plenty of space for children to play, pets to roam, or for keen gardeners to create their own outdoor haven.

Council Tax band: D

Tenure: Freehold

- Detached Family Home
- Private Cul-De-Sac Location
- Over 1050 SQFT Internally (stms)
- Open Plan Sitting & Dining Room
- Separate Kitchen With Pantry Cupboard
- Three Ample Bedrooms, Family Bathroom, WC & En-Suite Shower Room
- Integral Garage With Utility Facilities
- Driveway Parking & Well Kept, Sunny Rear Gardens



The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

SETTING THE SCENE

Approached via the initially shared driveway, this leads to the private shingled driveway which provides off road parking for 2 or 3 vehicles. The driveway leads to the integral garage with an electric roller door. The main entrance door is found to the front with gated side access to the rear garden as well as side gardens on the other side which also lead to the rear.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a very welcoming extended porch area which also houses the integral door into the garage. The garage offers good storage space as well as power and light and an electric roller door. There is utility services to the rear with with space and plumbing for white goods. Off the porch is the main reception space, a bright and open plan sitting room leading into the dining room beyond. There are stairs leading to the first floor landing and the dining room provides double doors onto the rear terrace. The kitchen is found adjacent which offers a modern range of wall and base level units with rolled edge worktops over. There are integrated appliances including a double oven and electric hob and dishwasher. There is a side door to the side garden as well as a door into a very useful pantry cupboard where there is space for a fridge/freezer.

The door to the side leads through to the large ground floor w/c. Heading up to the first floor landing you will find three ample bedrooms as well as the family bathroom. The bathroom benefits from a bath, hand wash basin and w/c all in good neutral order. To the front of the house you will find two double bedrooms one of which houses built in wardrobes. The main bedroom is located to the rear with pleasant views over the garden as well as benefitting from an en-suite shower room with shower, w/c and hand wash basin.

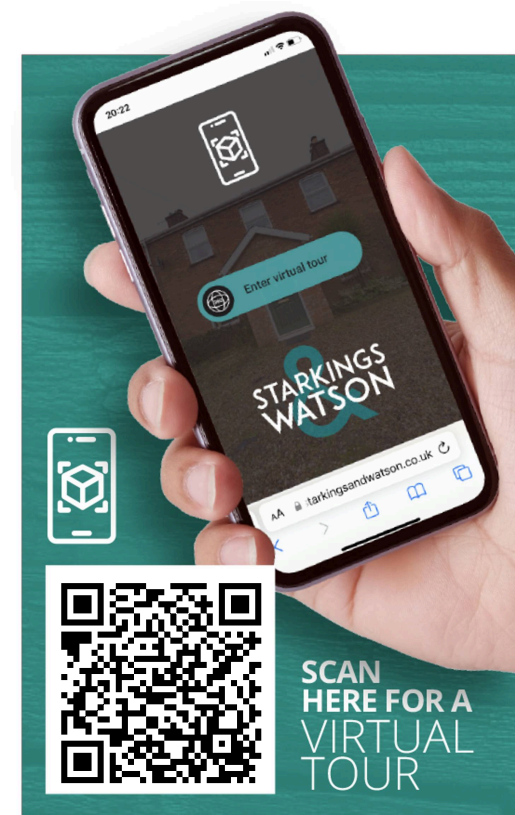
FIND US

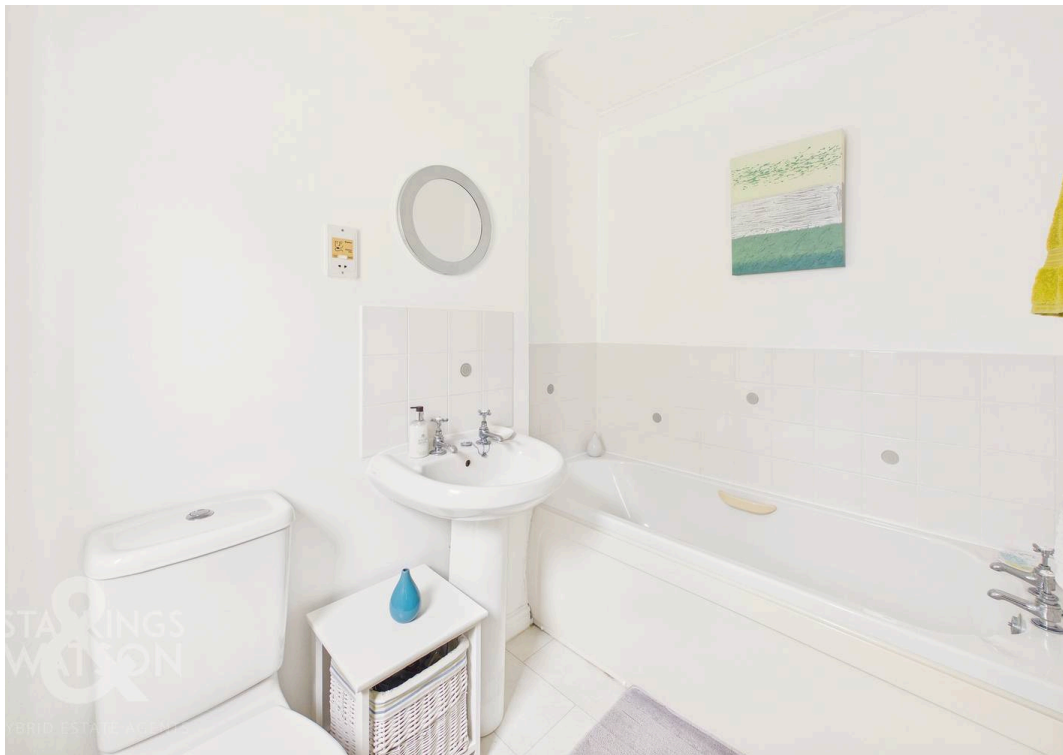
Postcode : IP21 5SW

What3Words : ///referral.yummy.senses

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



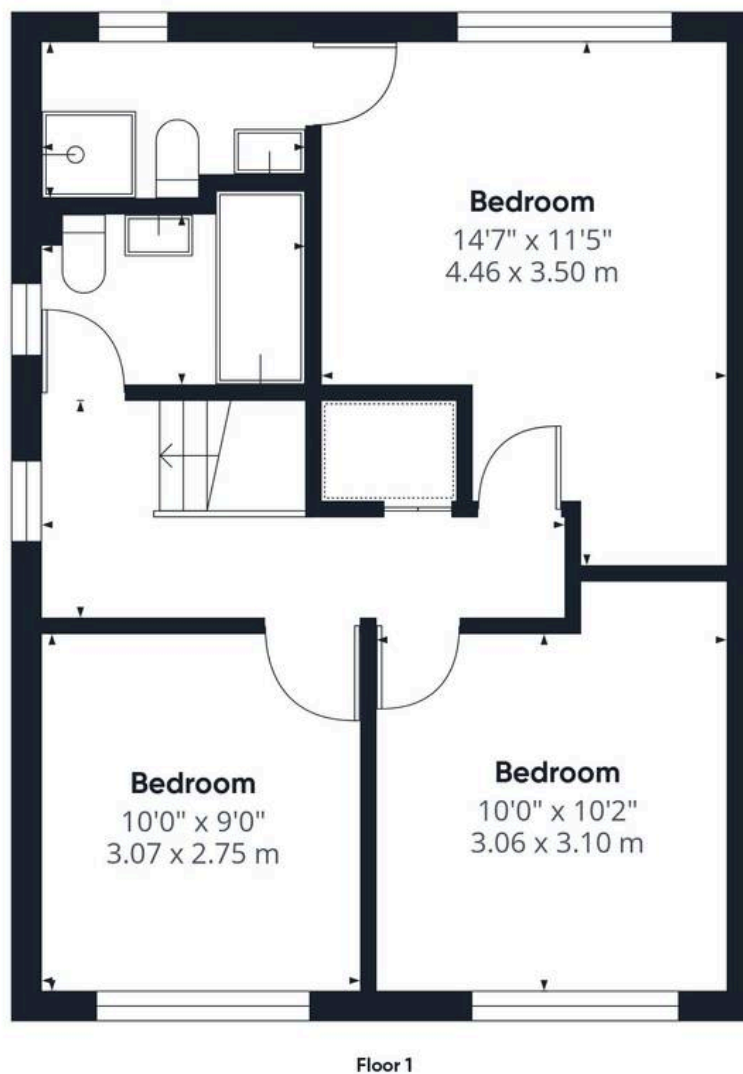
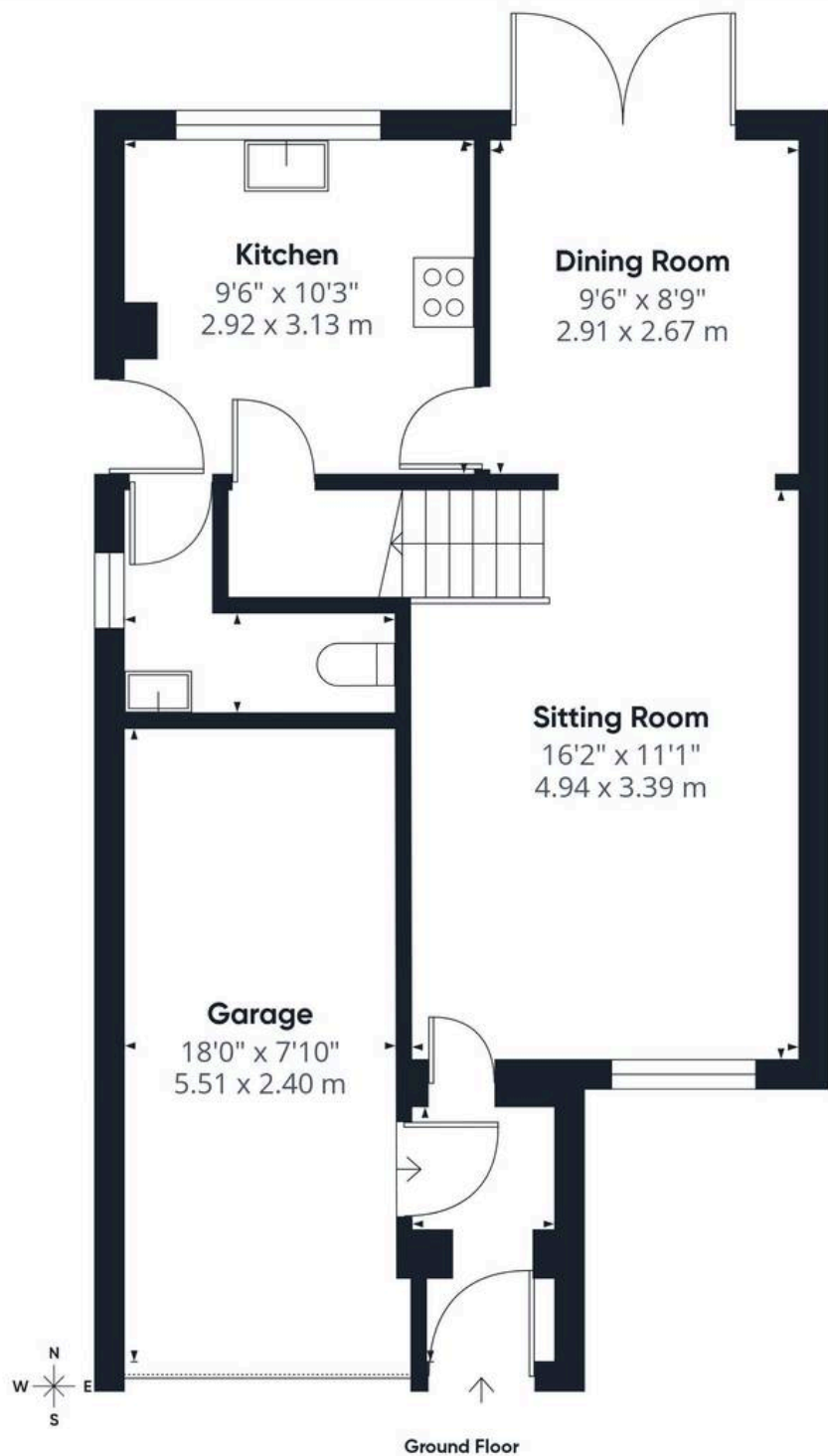




THE GREAT OUTDOORS

The rear garden is well kept offering a large patio terrace ideal for outside dining with box hedging enclosing. The main section of garden is laid to lawn with a range of mature shrubs and trees as well as well stocked flower bed borders. The garden is enclosed with timber fencing and offers a good degree of privacy also. To the side there is a hidden section of garden with timber storage shed and wood store as well as the external oil fired boiler.





Approximate total area⁽¹⁾

1052 ft²
97.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.