

Church Street | Fressingfield, Eye | IP21 5PA

twgaze

Guide Price £600,000 - £625,000

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A substantial four-bedroom Victorian detached home positioned in the sought-after village of Fressingfield, offering a blend of period character and spacious, versatile accommodation. Features include two generous reception rooms with original fireplaces, a bright garden room, large fitted kitchen with Rangemaster cooker and butler sink, study/fifth bedroom, downstairs shower room, family bathroom and en-suite to the principal bedroom. Set within established gardens with private driveway, garage and ample parking. Conveniently located for Harleston, Diss mainline railway station with services to London Liverpool Street, and the Suffolk Heritage Coast including Southwold and Aldeburgh.

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- Cosy lounge with Victorian fireplace and bay window.
- Four comfortable double bedrooms, including a main bedroom with stylish en suite.
- Close to Framlingham and easy access to Southwold and Aldeburgh
- Village location with shop, pub, restaurant, school and doctors surgery
- Popular village setting.
- Light-filled garden room with views and access to the garden and kitchen.
- Useful well appointed study or possible 5th bedroom.
- Approximately 11 miles from Diss railway station with direct services to London Liverpool Street
- **NO ONWARD CHAIN**

Location

Fressingfield is a vibrant village and very popular for a number of reasons, one of which is its good range of services, including village convenience store, public house (The Swan) and The Fox & Goose restaurant, village school, doctors surgery/medical centre and other small businesses. It is a pretty village, set in an elevated position in the Waveney Valley, with the market town of Harleston just 4 miles away, and the larger South Norfolk town of Diss with its mainline rail service to London Liverpool Street 11 miles away. The Suffolk coastline (Southwold and Aldburgh) are reachable within a 20 minute drive.







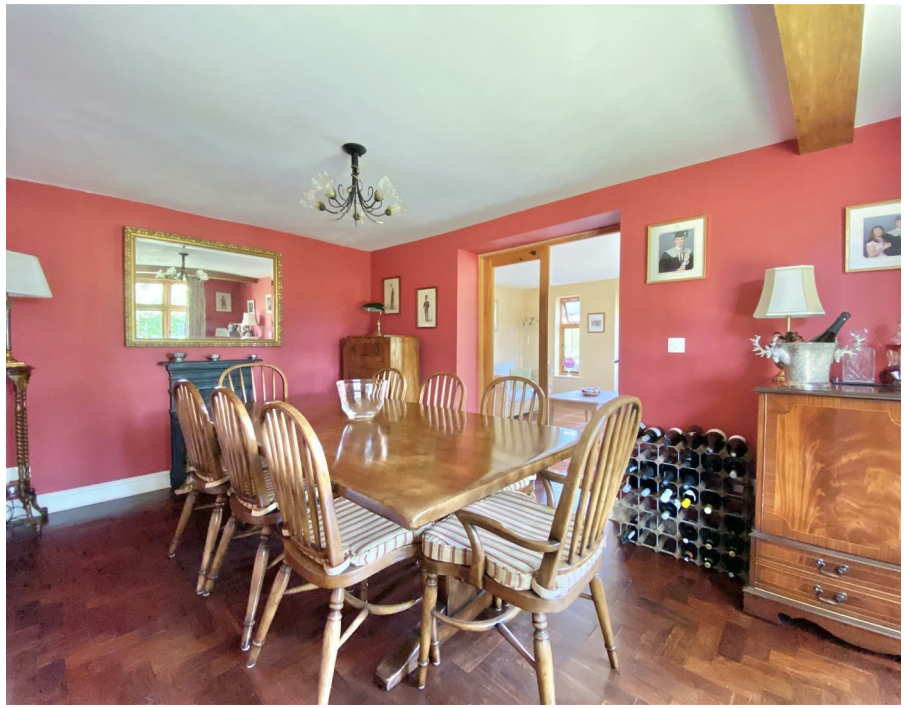














Property

This spacious four-bedroom Victorian home offers a wealth of period character, complemented by well-proportioned and versatile living spaces. You are welcomed into the property through an attractive stained glass door typical of the period, which sets the tone for the features found throughout. The generous lounge boasts a striking Victorian fireplace and an attractive bay window, while the equally sized dining room enjoys its own feature fireplace and double doors leading to the later added garden room. Bright and airy, the garden room provides direct access to the rear garden and into the kitchen. The kitchen is a particular highlight, offering a large, well-appointed space fitted with a Rangemaster cooker, butler sink, and a range of wall-mounted and base units. A useful downstairs shower room adds further practicality to the layout, along with a separate study which could also be utilised as a fifth bedroom if required. Upstairs, a generous landing leads to four comfortable double bedrooms and a family bathroom. The main bedroom benefits from a modern en-suite. Thanks to the abundance of windows, the property enjoys excellent natural light throughout.

Outside

The property sits centrally within its plot, set back from the road and approached via a private driveway through a five-bar gate. There are a variety of interesting garden areas to explore, along with a separate vehicular access leading to the garage. Off the garden room, a patio offers a pleasant space for summer evening seating, enjoying views over the garden.

Services: Mains water and electricity, mains drainage. Heating via an oil boiler.

How to get there : What3words///plotted.teardrop.daunted

Council Tax Band: D

Viewing: Strictly by appointment with TW Gaze.

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 19939/KH

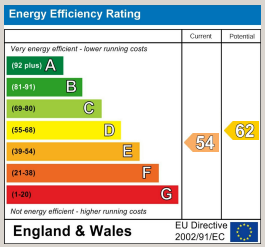








Total area: approx. 171.0 sq. metres (1841.0 sq. feet)



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