

Bumblebees School  
Lane  
Fressingfield  
Eye





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# Bumblebees School Lane

## Guide Price £425,000

### The brand-new, high spec detached family home...

Occupying an attractive position within the highly regarded village of Fressingfield, Bumblebees is a beautifully appointed brand-new detached family home, offering spacious, thoughtfully designed accommodation, generous parking and delightful countryside views. As the property has never been occupied, it is offered chain free, presenting an excellent opportunity for buyers seeking a straightforward move into a new home.

Approached via a brick-weave driveway providing parking for several vehicles, the property immediately impresses with its attractive blend of brick and rendered elevations, complemented by stylish aluminium gutters and downpipes and tasteful heritage-inspired detailing throughout.

The accommodation has been designed with modern family living in mind. A welcoming entrance hall leads through to a spacious sitting room, flooded with natural light from large rear-facing windows and enjoying direct access to the garden through sliding doors. A second reception room provides valuable flexibility and could serve as a home office, playroom or fourth bedroom.

At the heart of the home is a superb kitchen/dining room, fitted with quality cabinetry, integrated appliances and generous worktop space. Sliding doors open onto the porcelain patio, creating a seamless connection between the indoor and outdoor living areas, ideal for entertaining and summer gatherings. A separate utility room offers additional practicality and includes space for laundry appliances, storage and access to the garden.

The first floor continues to impress with three exceptionally well-proportioned bedrooms. The principal suite enjoys far-reaching views across neighbouring gardens and open fields beyond, together with a dedicated dressing area and contemporary en-suite shower room. Two further double bedrooms are served by a stylish family bathroom featuring both a separate bath and shower.

Designed with energy efficiency in mind, the property benefits from an air source heat pump, providing an environmentally conscious and cost-effective heating solution. Underfloor heating serves the ground floor, creating a comfortable and uncluttered living environment, while radiators to the first floor ensure warmth and comfort throughout the bedroom accommodation.

Outside, the rear garden has been thoughtfully landscaped with a porcelain terrace, lawned garden and pathways providing access around both sides of the property. Open views across the surrounding countryside enhance the sense of space and tranquillity.

Fressingfield is one of Suffolk's most desirable villages, renowned for its strong community spirit, picturesque surroundings and excellent local amenities. Within easy walking distance are the highly regarded Fressingfield Church of England Primary School, village shop, public house, church and the popular community centre, which offers a café, nursery facilities, co-working spaces and a variety of activities throughout the year. The village also benefits from access to healthcare services nearby and excellent recreational opportunities.

For more extensive shopping and services, the popular market towns of Harleston, Eye, Stradbroke and Halesworth are all within convenient reach, while Diss offers a mainline railway station with regular services to London Liverpool Street. The Suffolk Heritage Coast, including Southwold, Walberswick and Aldeburgh, is also within easy reach, making this an ideal location for those seeking a balance between village life, countryside living and coastal escapes.

### Agents notes...

A pre-recorded walkaround tour is available for this property

The tarmac part of the driveway is owned by & shared with the neighbour to the left in case access is required to their garden and/or the ditch

The internal photos are of Robin's Nest next door. Bumblebees requires flooring throughout. This can be included/excluded by negotiation. Please call for details.



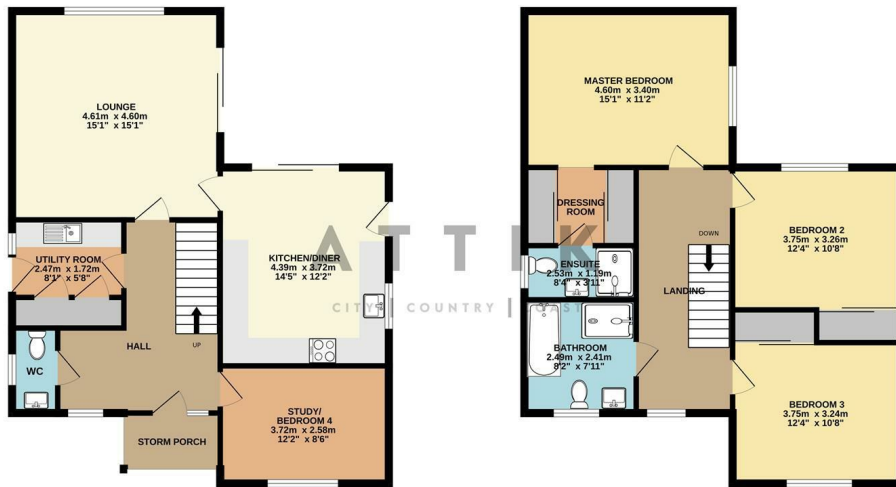
Local Authority  
Mid Suffolk

Council Tax Band  
New Build

Directions

GROUND FLOOR  
69.5 sq.m. (748 sq.ft.) approx.

1ST FLOOR  
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA: 136.4 sq.m. (1,468 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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