

A three bedroom, detached family home, situated in the heart of the popular village of Fressingfield, within walking distance of the amenities of the village.



Guide Price

£325,000

Freehold

Ref: P7854/B

Address

3 Samuel Vince Road
Fressingfield
Eye
Suffolk
IP21 5SP



Entrance hall, cloakroom, sitting room, kitchen/dining room and utility.

Three first floor bedrooms and a family bathroom

Integral single garage and ample off-road parking.

Enclosed garden to rear.

No forward chain.

Contact Us



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And at The London Office
40 St James' Place
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Location

The property forms part of the popular and established development along Samuel Vince Road, in the centre of the highly regarded village of Fressingfield. The village benefits from excellent local facilities including a Church of England primary school, nursery, The Swan public house, the Fox & Goose Inn, a well-stocked shop, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter benefitting from regular direct rail services to London's Liverpool Street that take approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles.

Description

3 Samuel Vince Road is a three-bedroom detached family home, featuring brick and rendered elevations beneath a pitched tiled roof. The property benefits from an integral garage, off-road parking to the front, and enclosed gardens to the rear.

The accommodation is well laid out over two floors. The property is entered via the front door into a welcoming hallway, with doors leading to the cloakroom, which features an obscure window to the front, a close-coupled WC, and a wash hand basin with tiled splashback. A further door leads to the sitting room, a well-proportioned and light room with a window to the front, wall-mounted radiator, and an opening through to the kitchen/dining room. The kitchen/dining room benefits from a window to the rear and French-style doors opening out onto the garden. It is fitted with a matching range of wall, base, and display units, along with roll-top work surfaces incorporating a one-and-a-half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks. Integrated appliances include a dishwasher, a four-ring electric hob with an electric oven below, and an extractor hood above. There is also a water softener installed. A useful understairs cupboard provides pantry style storage. A door leads through to the utility room, with a window to rear and a door to the garden. There is a floor mounted oil-fired boiler, a stainless steel single drainer sink unit with cupboard under and space and plumbing for a washing machine. There is a door to the integral garage which has power and lighting with a roller door to the front with space for appliances and access to a small loft.

There is a staircase rising from the entrance hall to the first-floor landing, which features a side window and doors leading to the bedroom accommodation. Bedroom one is a well-proportioned double room with a front-facing window and a built-in double wardrobe with mirrored sliding doors, hanging rail, and shelf above. Bedroom two overlooks the rear and also benefits from built-in wardrobes with mirrored sliding doors, hanging rail, and shelf above. Bedroom three is a single room with a front-facing window and a useful cupboard over the stairs. The family bathroom is accessed from the landing and includes an obscure-glazed rear window, a panelled bath with taps and a mains-fed shower over, a concealed cistern WC with integrated basin set over a cupboard, and a shelf above. It also features an extractor fan, chrome heated towel rail, and is predominantly finished with wet wall panelling.

The property further benefits from oil-fired central heating and double glazing throughout.

Outside

The property is approached directly from the highway via a block-paved driveway, providing off-road parking for two to three vehicles and leading to a single integral garage. Gated side access leads through to the rear garden. The rear garden is enclosed by panel fencing and is predominantly laid to lawn, with a paved terrace immediately to the rear of the property, offering an ideal space for outdoor dining.

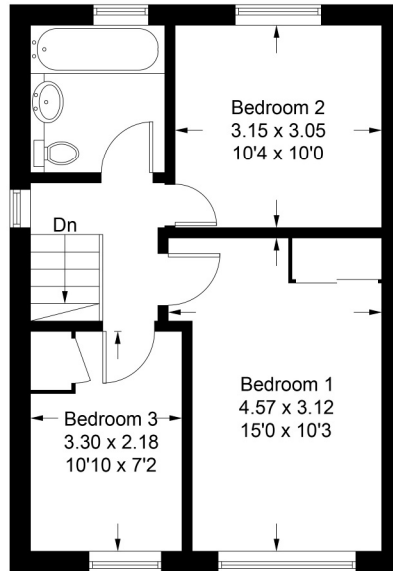




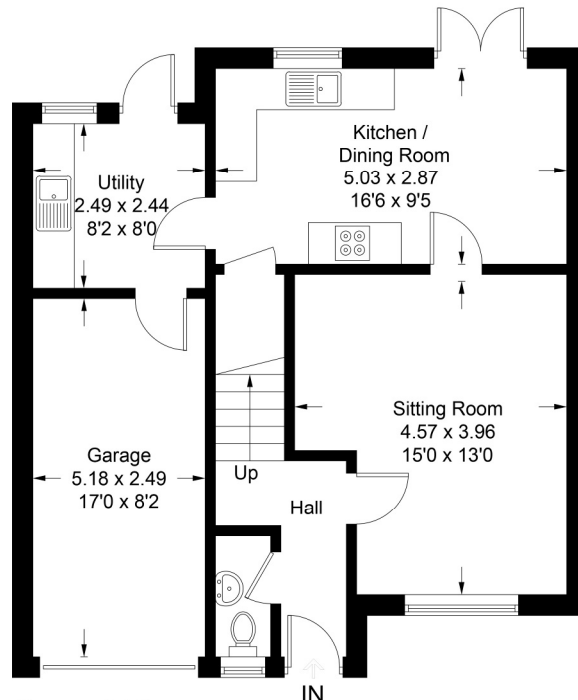


3 Samuel Vince Road, Fressingfield

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft



First Floor



Ground Floor

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band C ; £2,043.16 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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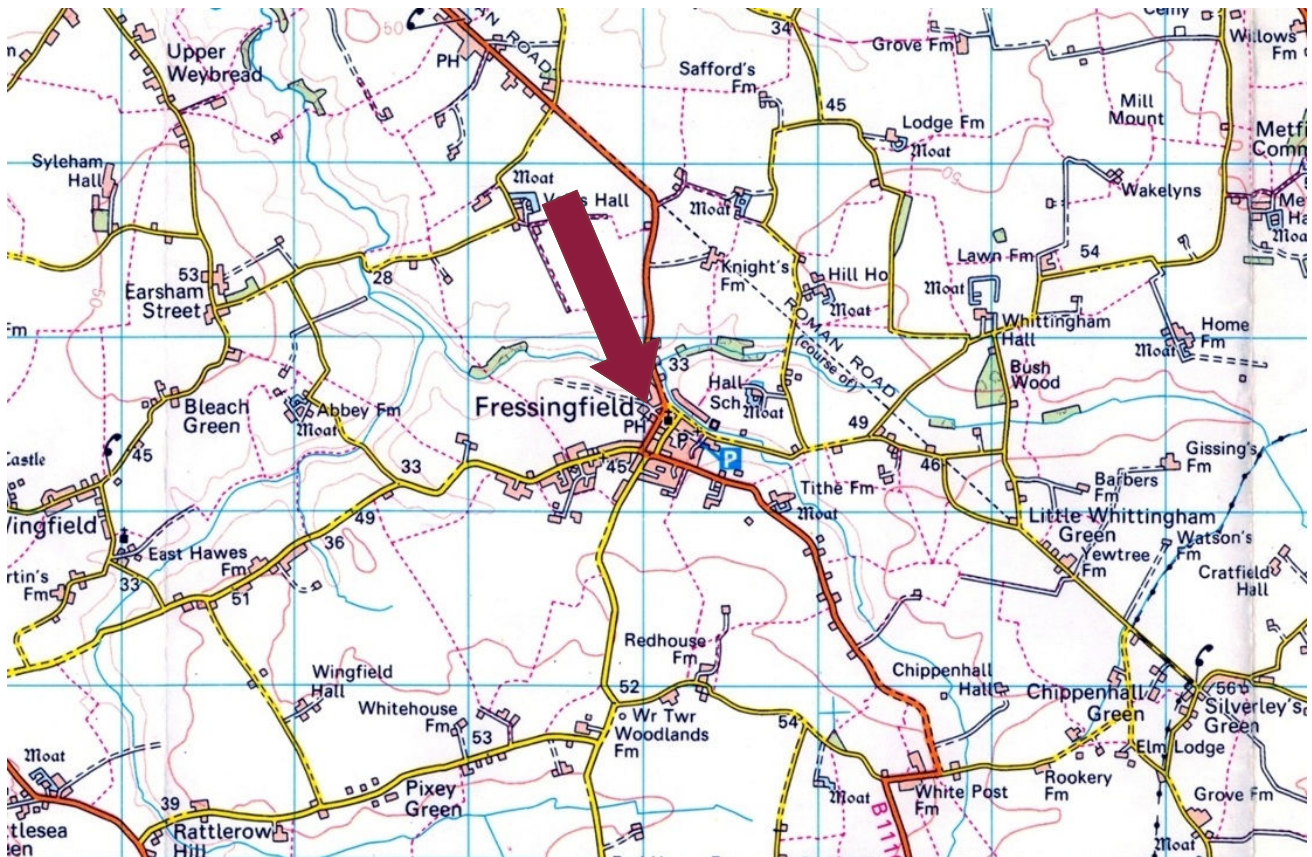
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Directions

Heading north into Fressingfield along the B1116, continue past the village sign around the right hand bend. The entrance to John Shepherd Road will be found on your left hand side. Having entered John Shepherd Road, turn left on to Samuel Vince Road where number 3 is the second property on your right identified by a Clarke and Simpson For sale board.

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