

A three bedroom detached house presented to a high standard, situated in the very centre of the village of Fressingfield, within walking distance of the shop, pubs and medical centre.



Guide Price

£350,000

Freehold

Ref: P7810/C

Address

1 Samuel Vince Road
Fressingfield
Eye
Suffolk
IP21 5SP

Hallway, cloakroom, sitting room, kitchen and dining room.

Three first floor bedrooms and shower room.

Off-road parking for three vehicles with a carport.

External office.

Low maintenance walled garden.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

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

The property is understood to have been built in 1990s and is extremely well presented, offering spacious accommodation over two floors. Throughout the house are UPVC double glazed windows. In addition to the oil fired central heating system is an air conditioning unit along with PV panels and battery storage unit.

A front door provides access to the hallway where stairs rise to the first floor landing. Doors lead off to the sitting room and cloakroom. The cloakroom has a WC and wash basin. The sitting room has a window to the front of the property, a fireplace, radiator and air conditioning unit as well as solid wood flooring. A door opens to the kitchen. This is fitted with a stylish range of high and low level wall units with two ovens along with an integrated Neff dishwasher, integrated fridge and freezer and washer dryer. Within the granite work surfaces is a one and a half bowl stainless steel sink and also a Neff induction hob. There is a window to one side and a door leading to the carport. A large opening leads through to the dining room. This newer addition to the house has windows to three sides as well as French doors opening up to the garden. There is solid wood flooring.

From the first floor landing there is access to the three bedrooms and bathroom. Bedroom one has a range of fitted wardrobes and cupboards and a window to the front of the property. Bedroom two is a further double with a window to the rear of the property and fitted cupboards. The third bedroom is a single with window to the front and built-in airing cupboard with hot water cylinder and slatted shelving. Also on the first floor is a shower room with WC, hand wash basin and shower with electric unit.

Outside

To the front of the property there is brick paving to the front of the house and off-road parking for three vehicles. This includes a useful UPVC carport. A gate provides access to a fully enclosed rear garden where the former garage has been converted to a excellent home office which has electric heating.











1 Samuel Vince Road, Fressingfield

Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

Home Office = 11.6 sq m / 125 sq ft

Total = 106.4 sq m / 1145 sq ft

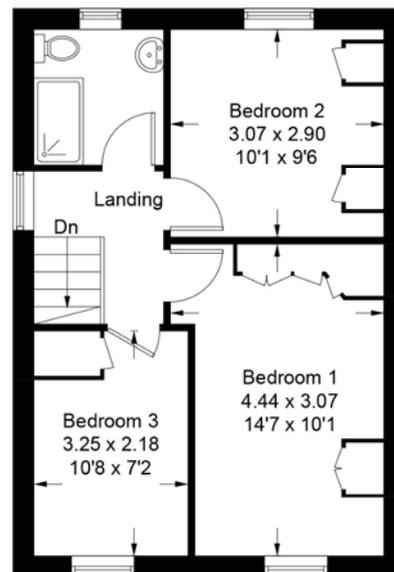
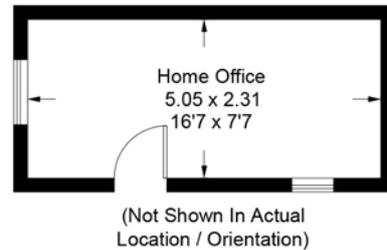
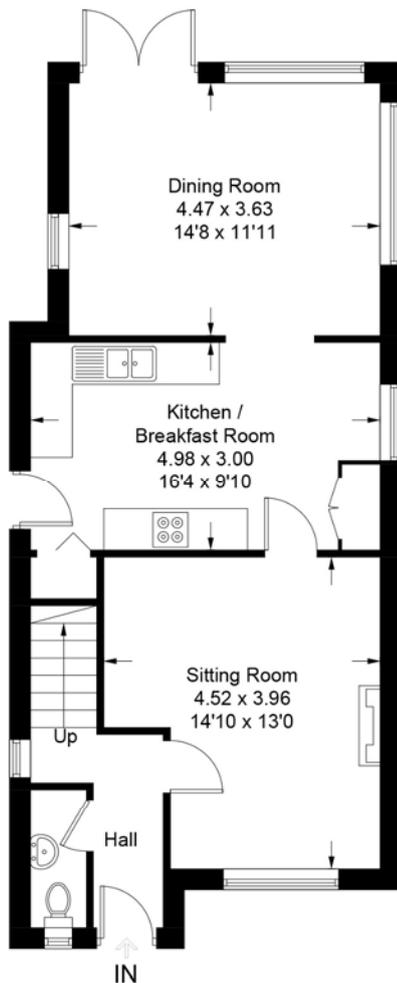


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272915)



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating. Air conditioning unit in the sitting room. PV panels with battery storage units (the vendors have explained they have not had any electricity charges over the last few years). Water softener in the car port. External power socket. External tap.

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; £1,871.08 payable per annum 2025/2026

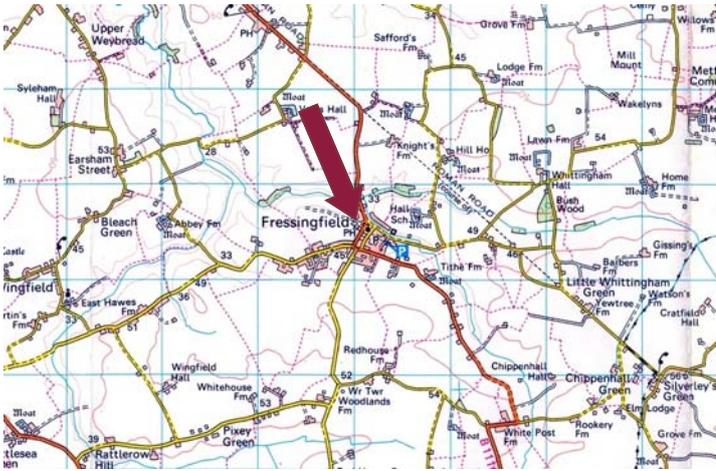
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
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.
4. Please note that some of the external photographs were supplied by the vendor and taken in Summer 2025.

February 2025



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 1 can be found on the right hand side.

For those using the What3Words app:
///lollipop.creeps.return



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