



An Exceptional Three-Bedroom Detached Home

ROBINS NEST

School Lane, Fressingfield, Suffolk



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Modern Living in a Picturesque Suffolk Village

Nestled within the sought-after village of **Fressingfield**, this beautifully designed three-bedroom home combines the character of traditional Suffolk architecture with the quality, efficiency, and comfort of modern construction. Positioned on a quiet lane surrounded by open countryside, **Robins Nest** offers a perfect balance of rural tranquillity and village convenience — just moments from the local school, village shop, and the renowned **Fox & Goose** restaurant.



THE HOME

Robins Nest is thoughtfully designed across approximately **142 sq m (1,528 sq ft)**, featuring bright, flexible living spaces ideal for modern family life. High-quality materials, considered layouts, and sustainable technology creates a home that is stylish, efficient, and built for the future.



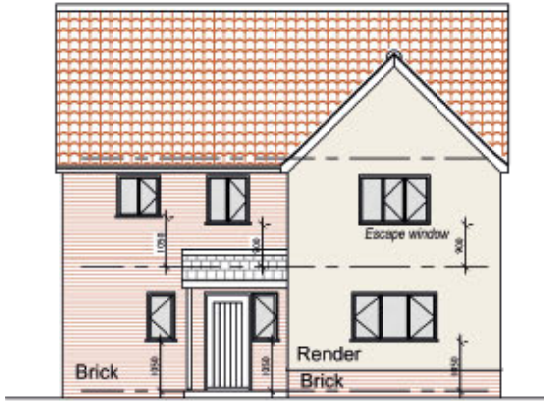
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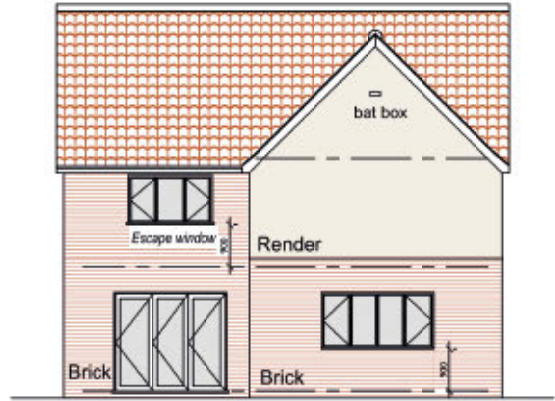
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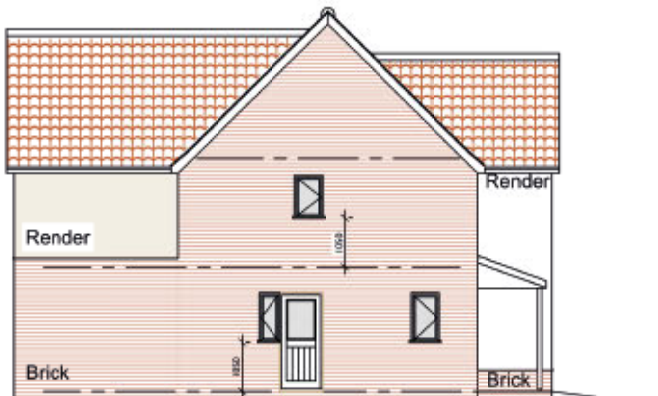
ELEVATIONS



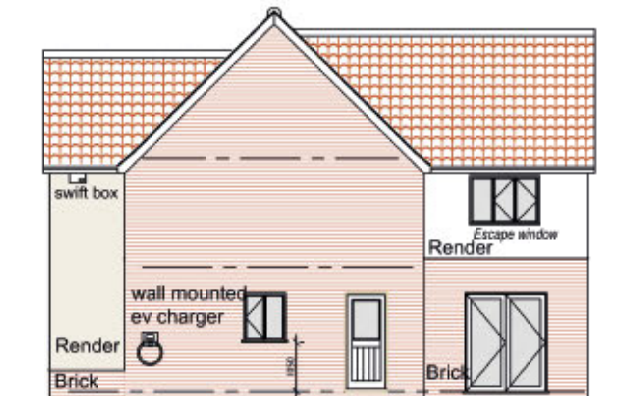
FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

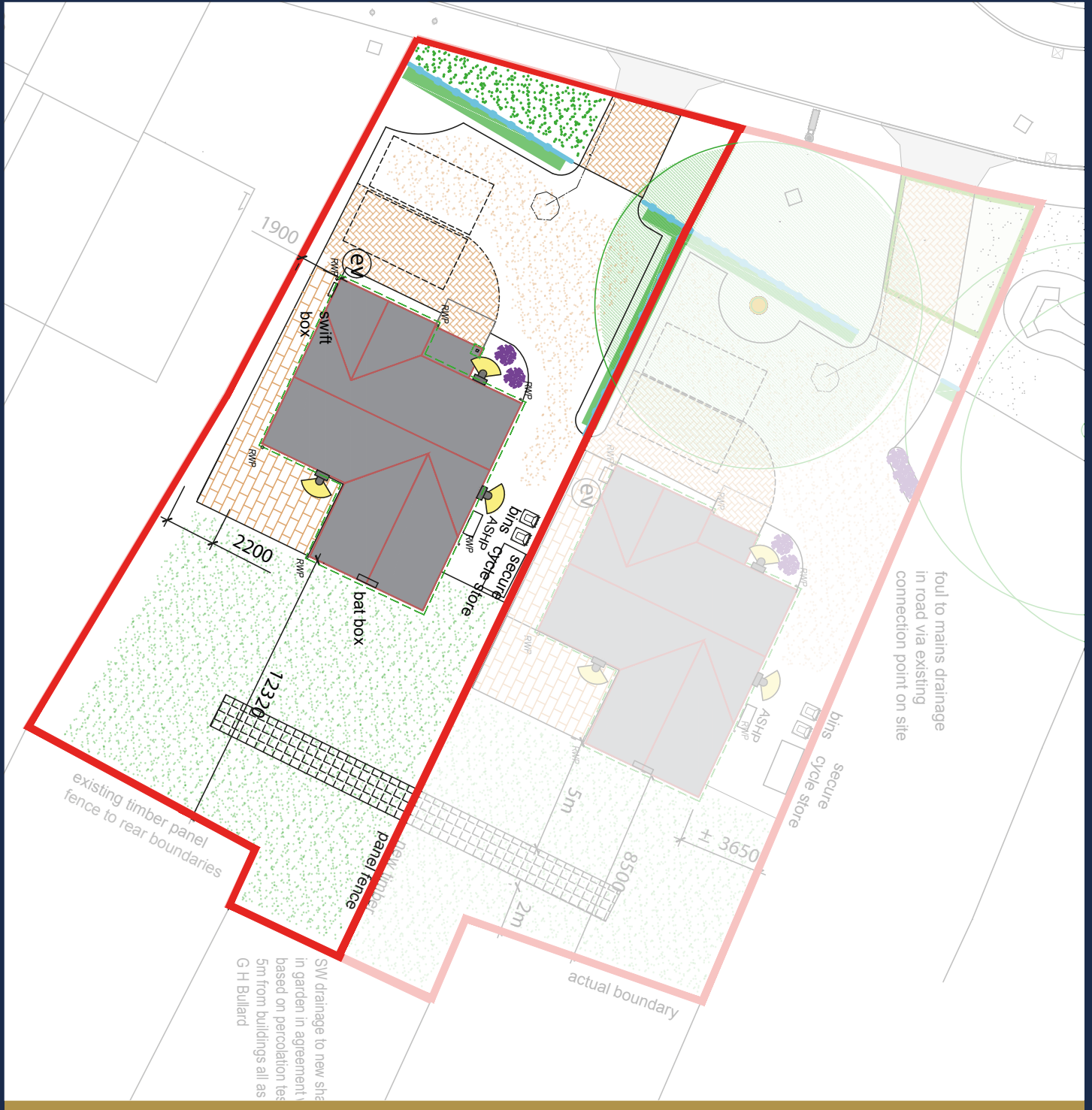


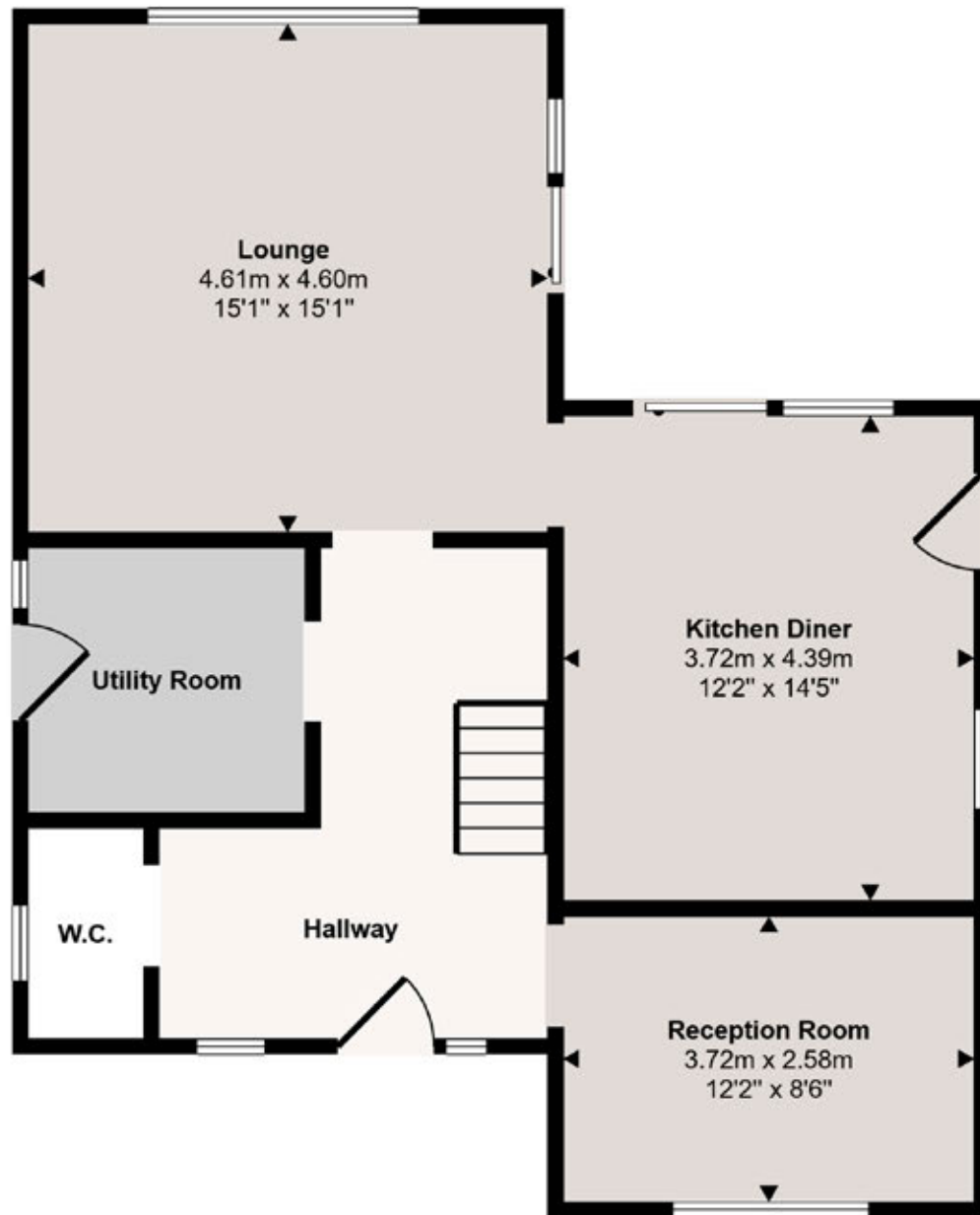
NORTH ELEVATION



SOUTH ELEVATION

BLOCK PLAN





GROUND FLOOR

Approx 70 sq m / 754 sq ft

- Welcoming **entrance hall** with cloakroom and storage
- Generous **lounge** with views over the garden
- Spacious **kitchen / dining room**, designed for entertaining and everyday family living, with doors opening onto the patio and garden
- Separate **utility room** providing external access — perfect for muddy boots or pets
- **Reception room**, ideal for home working or a quiet retreat

GROUND FLOOR

Entrance Hallway

A welcoming entrance hall sets the scene for this beautifully designed home, where natural light and thoughtful proportions create an immediate sense of space. A convenient **cloak area** provides a practical yet discreet solution for coats, shoes, and everyday essentials, ensuring a tidy and inviting first impression.

Lounge

A sophisticated and serene space designed for relaxation and entertaining. The generous proportions and large windows fill the room with natural light, while views to the garden enhance its calming ambience. Perfect for cosy evenings by the fire or hosting guests in style.

Kitchen / Dining Room

The heart of the home — this impressive open-plan kitchen and dining area offers the perfect balance of elegance and functionality. Designed for modern family living, the space accommodates a large dining table and features French doors opening onto the garden, seamlessly blending indoor and outdoor living. Whether it's relaxed breakfasts or lively dinner parties, this room truly brings people together.

Utility Room

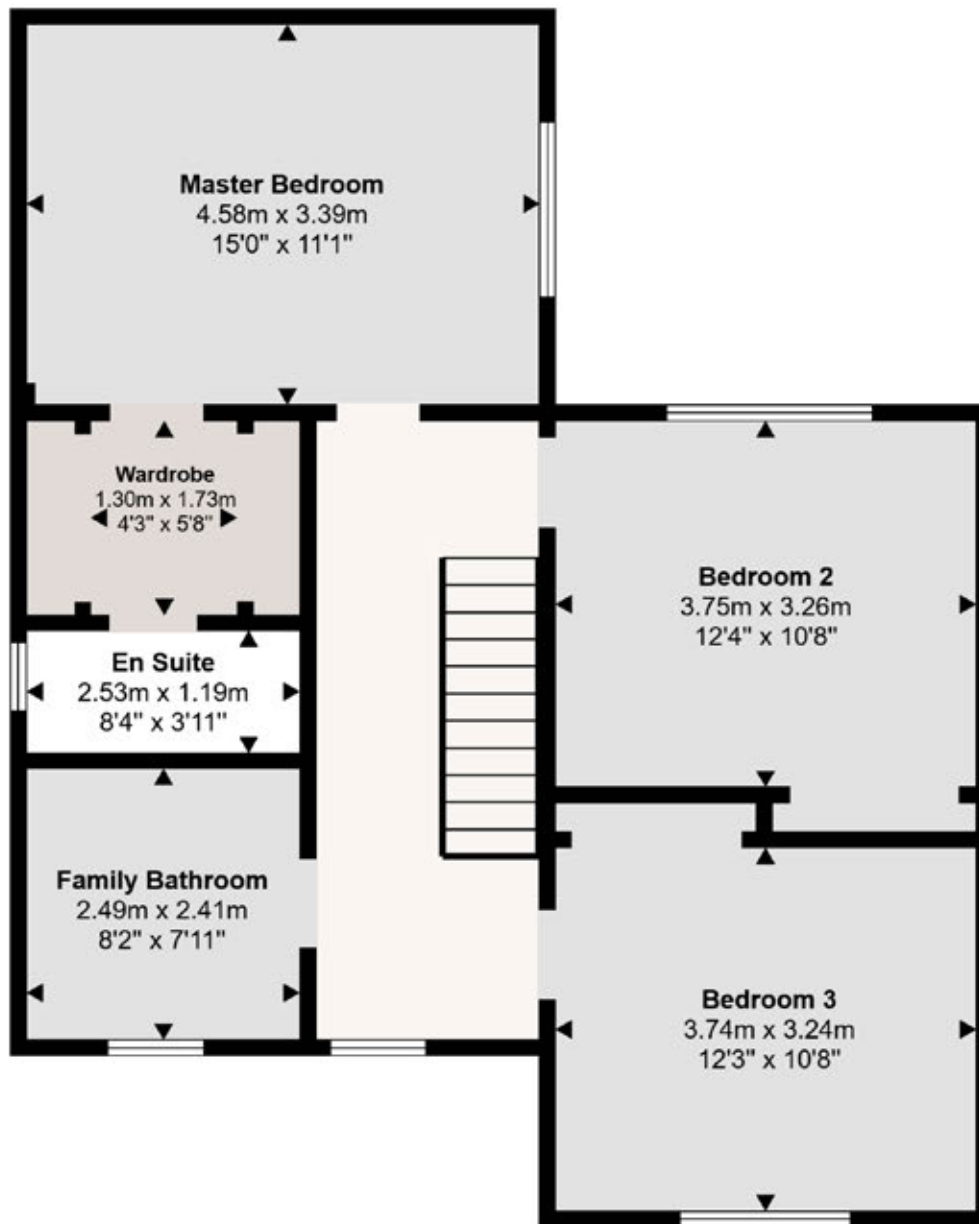
Smartly positioned off the kitchen, the utility room provides a dedicated space for laundry and household tasks, keeping the main living areas effortlessly organised. A side access door makes it ideal for busy family life or returning from countryside walks.

Reception Room / Study

A quiet and versatile space offering the perfect environment for home working, study, or creative pursuits. Thoughtfully located away from the main living areas, this room ensures peace and productivity throughout the day.

WC

A beautifully appointed cloakroom featuring contemporary fittings and finishes — a convenient and stylish addition for guests and family alike.



FIRST FLOOR

Approx 69 sq m / 746 sq ft

- **Principal bedroom** with dressing room and en-suite shower room
- Two further **double bedrooms**, each with ample natural light
- **Family bathroom** with contemporary fittings and finishes

FIRST FLOOR

Principal Bedroom Suite

A true sanctuary of comfort and style. The principal bedroom is both spacious and light-filled, creating an atmosphere of calm sophistication. It flows seamlessly into a **private dressing room**, offering generous storage and a touch of luxury before leading through to the **en-suite shower room**. This beautifully designed en-suite features contemporary fittings and high-quality finishes, providing a perfect retreat for rest and rejuvenation.

Bedroom Two

A spacious and inviting double bedroom featuring a built-in wardrobe and beautiful views over the landscaped rear garden. Bathed in natural light, this elegant room offers both comfort and practicality — ideal for guests or family members.

Bedroom Three

A bright and well-proportioned bedroom enjoying pleasant views across the front garden. Perfect as a child's room, guest space, or home office, it offers wonderful versatility while maintaining the home's refined sense of style.

Bathroom

Beautifully finished with high-quality fittings, the family bathroom provides a tranquil space to unwind. Designed to accommodate both bath and shower options, it combines practicality with a sense of luxury.

DESIGN & SPECIFICATION HIGHLIGHTS

- High-performance **insulation and glazing** for exceptional energy efficiency
- **Air Source Heat Pump** heating for sustainable, low-cost living
- **EV-ready driveway** with wall-mounted charger
- **Part-rendered brick elevations** in warm Suffolk tones, combining classic and contemporary style
- Landscaped **front gardens** and private **rear gardens** enclosed with timber fencing
- Off-road parking with **permeable driveways** and pedestrian-friendly access
- **Cycle and bin storage** neatly integrated within the garden design
- External lighting and planting schemes designed to complement the village setting



SUSTAINABILITY & COMFORT

Built to current Building Regulations and designed by **RM Architectural**, this home prioritises energy performance and environmental responsibility:

- High-efficiency **ASHP systems** with zoned controls
- **Mechanical extract ventilation** for healthy indoor air
- **Low-glare lighting, bat** and **swift boxes** to encourage biodiversity



OUTSIDE

Robins Nest enjoys a generous private garden, bordered with new native hedging and thoughtfully landscaped with a blend of ornamental and wildlife-friendly planting.

The driveway is finished in durable, no-dig permeable materials, leading to parking and EV charging.

The rear garden capture the afternoon sun — perfect for summer dining or family relaxation.



THE LOCATION

Fressingfield is one of north Suffolk's most desirable villages, known for its active community, charming heritage buildings, and tranquil setting among rolling farmland.

Local amenities include a **village store and post office**, **medical centre**, **primary school**, sports field, and **The Fox & Goose** — a celebrated restaurant housed within the 16th-century Guildhall.

The nearby towns of **Harleston**, **Diss**, and **Halesworth** provide wider shopping, schooling, and rail links to **Norwich**, **Ipswich**, and **London Liverpool Street**.

“Fressingfield offers the best of both worlds — countryside calm and modern convenience, all within easy reach of Norfolk and the Suffolk coast.”



AT A GLANCE

- New detached home of approx. 142 sq m
- Three double bedrooms, two bathrooms, plus study
- Open-plan kitchen/dining with garden access
- Sustainable technology: ASHP + EV charger
- Landscaped gardens with off-road parking
- Peaceful village location with excellent local amenities



VIEWING

For further information or to arrange a
private viewing, please contact
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