



Linden House
Midnight Meadow | Fressingfield | Suffolk | IP21 4FD

LIGHT AND LOVELY



This bright and spacious home, still looking box fresh, has had just one owner since its construction by reputable builder Avoncrown in 2022. With five bedrooms, a garden that couldn't be bettered for entertaining, and a thriving village on the doorstep it's the perfect property for a growing family. Here you'll enjoy all the peace and charm English country life can offer – but be surprisingly well connected too!



KEY FEATURES

- Fresh and modern detached family home
- High-quality build by Avoncrown
- Country views
- Large kitchen-dining area with bi-fold doors onto terrace
- Wide terrace perfect for entertaining
- Dual aspect sitting room
- Five bedrooms
- Three bathrooms
- Large double garage

Set a little way from the road in a small, shared cul-de-sac, the first impression is of a traditional English home with its red pantiles on rendered elevations. Traditional it may seem, but all the necessities of 21st-century life are on offer here, starting with plenty of parking – either on the drive or in the wide double garage.

Step Inside

The roofline descends to cover the doorway in an open porch arrangement and from here you'll enter a hallway which accesses all ground floor spaces. White walls contrast with warm honey-coloured doors while smart grey and white ceramic floor tiles are the ideal choice in this high-traffic area. Calm, elegant, practical are the watchwords in this distinctly modern home. Two large living spaces make up the ground floor. At the front of the house, a large, square sitting room is flooded with light through windows to the south and west. A media wall with lighted recesses either side has space for the largest of screens while, underneath it, a slim lateral fireplace is home to a stylish and thoroughly contemporary electric fire. All the attraction of a woodfire but at the flick of a switch – and no grate to sweep!

Bringing the Outside In

Across the hallway is a large kitchen-diner, a spectacular space with a wall of bi-fold doors opening out to the terrace beyond. The sociable layout – hob on the central island facing over towards the dining table – is perfect for any occasion, whether that's the children's breakfast up at the counter or being able to chat to dinner guests across the room while you put the meal together. A wall of mirrors at the far end creates an infinity effect in this already expansive space. In summer, with the bi-folds open, and a second set of French doors open at the dining room end, you'll be able to enjoy a seamless transition to the wide stone terrace outside. With statement gabion walls around it, this sheltered terrace has a sunken garden quality. If big summer parties are your thing, here's the location you've been waiting for. The ground floor also offers a utility room off the kitchen and a cloakroom off the hall.





KEY FEATURES

Exploring Upstairs

A larger than average landing lit by a skylight leads to five bedrooms, the four to the rear all enjoying country views over the fields behind. Mirror-fronted closets in several bedrooms bounce light around as well as expanding the visual space. Three of the bedrooms share a family bathroom while the real selling point on this floor is the choice of master bedrooms, the two largest bedrooms each having an en-suite bathroom as well as a dressing room. Decisions, decisions! ... though the dual-aspect bedroom above the garage might just have the edge.

Step Outside

Beyond the vast terrace a grass area wraps around two sides of the property. Open country is just the other side of a very unobtrusive fence through which the eye falls on green fields and hedges – an undeniably idyllic outlook. Don't be surprised to see the occasional deer walk past.

On The Doorstep

A popular village, Fressingfield's offer is impressive. Not one, but two gastro pubs are here and both just a couple of minutes' walk away. There are also a primary school, two shops, a medical centre and a several sports clubs offering tennis, football, bowls. You may be deep in the Suffolk countryside, but there is plenty going on!

How Far Is It To...

Harleston, a busy market town on the Norfolk-Suffolk border, is just seven minutes by car and offers supermarkets, specialty shops, historic coaching inns, tearooms, butchers, bakers and delicatessens as well as a market every Wednesday. Diss can be reached in 20 minutes with all the amenities of a larger town as well as a station on the London to Norwich mainline. From here, trains reach London Liverpool Street in as little as 1 hour, 22 minutes.

































INFORMATION



Directions

On the B1116 heading towards Weybread and Harleston, the property is on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// faces.overjoyed.computer

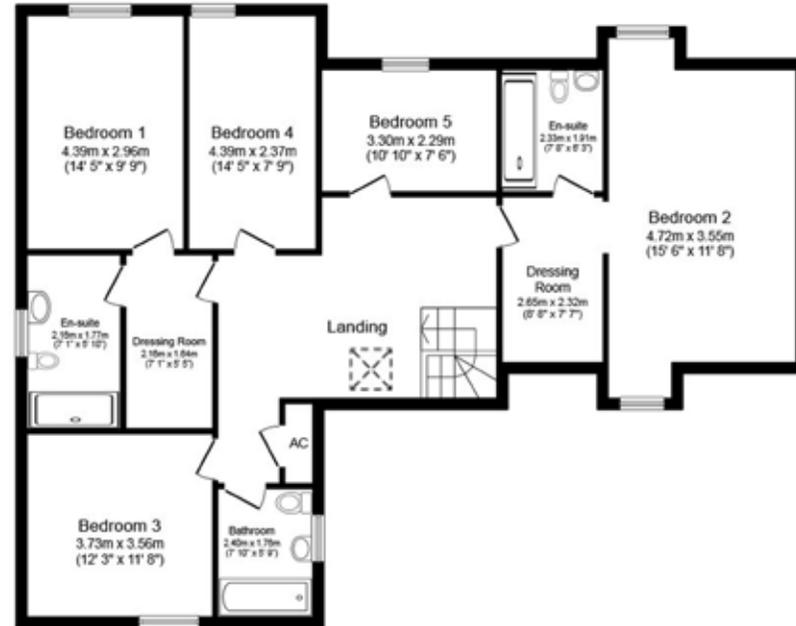
Services, District Council and Tenure

Mains Electricity, Water and Drainage
Air Source Heat Pump heating (Underfloor Heating to Ground Floor, Radiators to First Floor)
BT Cable Connections to the Property
Mid Suffolk District Council Band E
Tenure - Freehold

Approx. Internal Floor Area - 2469 Sq ft / 229.4 Sqm

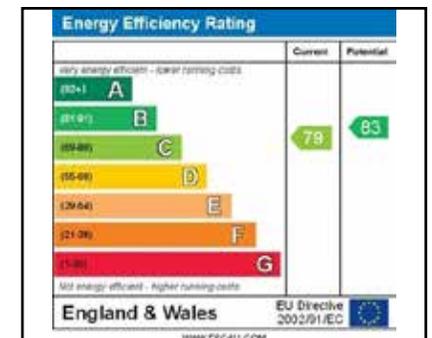


Ground Floor



First Floor

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