

Samuel Vince Road, Fressingfield, Eye IP21 5SP

Guide Price

£315,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Vendors found onwards (no onward chain)
- High spec, significantly extended & enhanced
- Corner plot position
- Carport & office/studio
- Solar panels & upvc double glazing
- Immaculately presented throughout
- Freehold
- EPC Rating D
- Council Tax Band C

Located within the traditional and sought after village of Fressingfield, the property enjoys a pleasing corner plot position upon a small close in the centre of the village looking out to the church. Fressingfield offers a beautiful assortment of many period and historic properties surrounded by the idyllic rural countryside on the north Suffolk borders and lying some 12 or so miles to the east of Diss and just 4 miles to the south of Harleston, both being established market towns offering a variety and extensive range of many day to day amenities and facilities, with Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool and Norwich. Fressingfield still retains a strong and active local community helped by retaining a good niche infrastructure with the benefit of a public house/restaurant, well stocked shop, primary school, doctor's surgery and sports club. For schools, Fressingfield Primary School serves the village, while older students typically travel to Stradbroke High School or Harleston's Archbishop Sancroft High School. Local bus routes connect the village to Stradbroke, Harleston, and Diss, with Diss providing the nearest major rail station for services to Norwich and London.

This three-bedroom detached house has been considerably extended, enhanced, and upgraded during the current vendor's time of occupation. It's now a highly energy-efficient home, benefiting from solar panels with battery storage, UPVC windows and doors, and high thermal insulation levels, all resulting in low running costs. The accommodation is well laid out and flexible, offering around 1,000 sq ft of living space. The entrance makes a pleasing first impression, with the convenience of a WC to the side and space for furniture. The main reception room sits at the front of the house and is light and bright thanks to its southerly aspect. A standout feature of the home is the well-appointed kitchen, complete with granite worktops and an excellent range of high-quality appliances. Beyond the kitchen lies the second reception room, generously sized and opening into the kitchen to create excellent open-plan living space. Upstairs, you'll find three bedrooms, with the two larger rooms benefiting from fitted storage units. The bathroom is in pristine condition, having been recently fitted with a new shower, WC, and wash hand basin in white.













Externally, the property boasts off-road parking for two to three cars, leading up to the house and an attached carport. To the side, access leads to the rear gardens, enclosed by attractive brick walling that offers plenty of privacy and seclusion. These beautifully landscaped gardens are impeccably maintained.
The former garage has been converted into a home office or studio, insulated and fitted with power and lighting, making it a versatile space suited to a range of uses.

ENTRANCE HALL:

WC: - 0.91m x 1.98m (3'0" x 6'6")

LIVING ROOM: - 3.94m x 4.50m (12'11" x 14'9")

KITCHEN: - 4.98m x 2.87m (16'4" x 9'5")

DINING ROOM: - 4.44m x 3.61m (14'7" x 11'10")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 2.74m x 4.57m (9'0" x 15'0")

BEDROOM: - 3.05m x 2.87m (10'0" x 9'5")

BEDROOM: - 2.18m x 3.23m (7'2" x 10'7")

BATHROOM: - 1.85m x 1.98m (6'1" x 6'6")

OFFICE: - 2.31m x 5.11m (7'7" x 16'9")

SERVICES:
Drainage - mains
Heating - oil
EPC Rating D
Council Tax Band C
Tenure - freehold



Floor 0 Building 1



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Approximate total area(1)

980 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
sales@whittleyparish.com
01379 640808