



THE CHALET

NEW STREET, FRESSINGFIELD, EYE, IP21 5PG



A charming and versatile detached chalet style house in the heart of the highly sought-after village of Fressingfield. It has a delightful established garden, attached garage and very convenient for village amenities.

The property is a charming detached chalet style house in the heart of Fressingfield. It has been a much-loved home and has been well-maintained. It is very well-placed within the village to make the most of access to amenities. There is parking to the front of the house with an extra long garage to the side.

the front and a personnel door to the side.

The gardens are a real delight of the property being established with a wide array of mature trees and shrubs, interspersed with areas of lawn. There is a patio immediately to the rear of the house with access from the conservatory and perfect for alfresco entertaining.

The entrance porch is to the other side of the property with an inner front door to the kitchen/breakfast room. It is fitted with a comprehensive range of shaker style wall and base units with integrated appliances and a dining area at one end. A door leads into the hall with an attractive panelled staircase leading to the first floor. There is a shower room off the hall and a dining room at the rear which could be used as the third bedroom. The sitting room runs from front to back and is double aspect with views over garden. There is a delightful conservatory with solid roof benefitting from lovely garden views. On the first floor are two double bedrooms both benefitting from under-eaves storage. The attached garage is an excellent length with an electric roller door to

LOCATION

Fressingfield is an attractive village which is close to the pretty market towns of Diss and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. Diss train station is approximately a 20 minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles East of Fressingfield and makes for a lovely family day out.



2

2

1

10.2
Miles

EPC

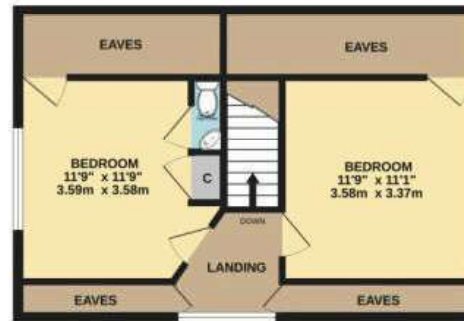


FLOOR PLAN

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Oil fired central heating. Mains drainage, water and electric. Solar panels to rear elevation. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council

Council Tax Band D

ENERGY PERFORMANCE

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us on 01379 852217 to arrange.

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