



*New Street,  
Fressingfield, Suffolk*



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ESTATE AGENTS



Harleston - 4 Miles  
Halesworth - 8 Miles  
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Diss - 10 Miles

Beautifully presented and centrally situated within the sought-after rural village of Fressingfield, this detached period home with modern additions offers spacious and flexible accommodation over three floors. The property sits on a generous plot with attractive and well tended gardens, ample parking and single garage.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Ground Floor Bathroom
- Utility Room
- Three First Floor Bedrooms
- WC
- Attic Room/Study
- Attractive Gardens
- Ample Parking
- Garage
- Sought after village location

## *New Street, Fressingfield*



### **The Property**

A timber entrance door leads into the hallway with cloaks cupboard and doors to the dining room and sitting room. The dining room is triple aspect with ceiling beams and wall timbers and beautiful inglenook fireplace housing the wood burning stove. The sitting room is again heavily timbered with brick inglenook fireplace with wood burner and the original bread oven to the side. A window overlooks the front aspect with double doors leading into the conservatory with lovely garden views, tiled floor and double doors leading out to the garden. From the sitting room a door leads into the kitchen which is double aspect, with stairs leading to the first floor and is well fitted with a range of traditional style oak fronted wall, base and drawer units, oak work top, butler sink, integrated dishwasher and water softener (which is attached to the outside wall). The Rangemaster 'Aga' style cooker is included in the sale with extractor hood over.

The rear lobby has two useful storage cupboards and door leading into the bathroom with tiled floor, window to the rear aspect and suite comprising curved bath with shower over and glazed screen, low level WC, pedestal wash basin and heated towel rail. The utility room/porch is to the side of the property and has tiled floor, plumbing for washing machine and oil fired boiler. Stairs rise to the first floor landing with two windows to the front aspect. The spacious master bedroom can be found at the end of the landing and is triple aspect with built-in wardrobes and ceiling and wall timbers. There are two further bedrooms on this floor both overlooking the rear and with built-in cupboards. There is also a WC with wash basin. Stairs lead from the landing to the attic bedroom/study with window to the side aspect.



## Outside

The property is set well back from the road with a picket fence to the front. A shingle driveway provides ample car parking with a timber five bar gate leading to the garage. The front garden is laid to lawn and planted with established trees. The rear garden can be accessed from both sides and is fully enclosed with a lovely sunny south facing aspect. The beautifully tended gardens are laid to lawn with wide borders planted with a variety of flowering shrubs, plants and trees. There are two paved seating areas, a timber garden shed and attached brick outhouse.

## Location

The property is located in the centre of the highly sought after village of Fressingfield. Home to two pubs/restaurants; the highly acclaimed Fox and Goose restaurant and the Swan public house, a traditional pub and restaurant. Fressingfield has an excellent Village Shop, primary school and medical centre with dispensary. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: G

### Local Authority

Mid Suffolk District Council

Tax Band: D

Postcode: IP21 5PG

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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