



Rackhams Corner, Fressingfield, Eye

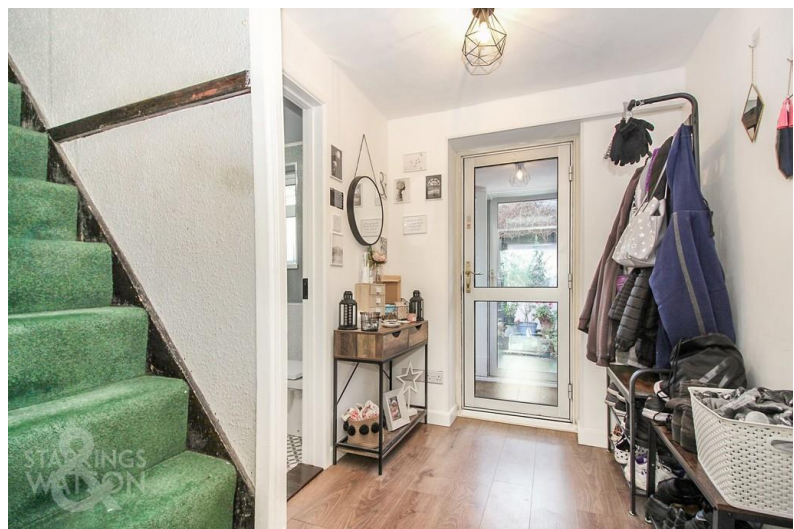
Guide Price £375,000 - £400,000 Freehold

Energy Efficiency Rating : F

- ✓ Stunning Rural Position
- ✓ Detached Family Home
- ✓ Project with Potential
- ✓ Panoramic Field Views
- ✓ Two Reception Rooms
- ✓ Re-fitted Modern Shower Room
- ✓ Three Double Bedrooms
- ✓ Outbuildings & Storage

To arrange an accompanied viewing please call our Diss Office on 01379 450950

**STARKINGS
&
WATSON**



Occupying a PLOT of approximately 0.2 ACRES (stms), this DETACHED COTTAGE has been partially MODERNISED, including a RE-ROOF, new electrics and a CONTEMPORARY SHOWER ROOM. Requiring DECORATING and for a buyer to put their own stamp on the property, this IDYLIC SETTING is perfect for a buyer who wants NO NEIGHBOURS and PANORAMIC COUNTRYSIDE VIEWS. Finished with uPVC double glazing and electric heating, the accommodation comprises TWO RECEPTION ROOMS of equal sizes, a rear hall and porch, 13' KITCHEN and the shower room to the ground floor. A large landing offers STUDY SPACE, and leads to THREE BEDROOMS. To the outside, VARIOUS OUTBUILDINGS can be found, along with LAWNED garden and patio space, all enjoying FIELD VIEWS to front and rear.

LOCATION

Fressingfield is a traditional rural village with excellent local facilities including The Swan Public House, the Fox & Goose, a village shop, primary school, nursery, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of shopping facilities are available in Harleston, approximately four miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking

approximately 90 minutes.

DIRECTIONS

You may wish to use your Sat-Nav (IP21 5TB), but to help you...Proceed out of Harleston towards Diss along the London Road, turn left just past the Momiji restaurant into Shotford Road. Continue under the flyover, through the village of Weybread and through Fressingfield. Stay on the Laxfield Road for close to two miles, where the property can be found next to the junction for Storeys Lane, indicated by our For Sale board.

The property is approached via a shingle driveway providing ample parking for several vehicles, with an open aspect to the main gardens. A high level hedge separates the lawned front garden, which enjoys uninterrupted field views, and a range of mature planting and trees.

uPVC obscure double glazed entrance door to:

SITTING ROOM

13' 5" x 11' 11" (4.09m x 3.63m) Feature cast iron wood burner set within a decorative fire place, fitted carpet, uPVC double glazed window to front, television point, door to:



INNER HALL

Wood effect flooring, stairs to first floor landing, cloaks storage space, smooth ceiling, doors to:

SHOWER ROOM

Three piece suite comprising, low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, Aqua board splash backs, wall mounted vanity mirror with lighting, extractor fan, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, built-in storage cupboard.

REAR PORCH

uPVC double glazed window to side, uPVC double glazed door to rear.

KITCHEN/BREAKFAST ROOM

13' 5" x 8' 4" (4.09m x 2.54m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, space for electric or gas cooker, space for fridge freezer, dishwasher and washing machine, vinyl flooring, uPVC double glazed window to rear, electric fuse box, door to:

DINING ROOM

13' 5" x 11' 10" (4.09m x 3.61m) Feature fire place, fitted carpet, wall mounted electric heater, uPVC double glazed window to front, built-in storage cupboard, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Offering an ideal study or reading space, fitted carpet, wall mounted electric heater, uPVC double glazed window to rear, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

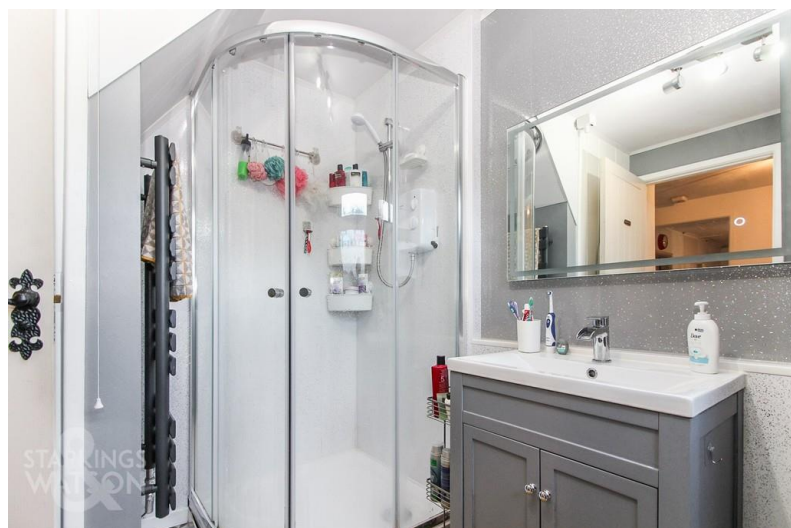
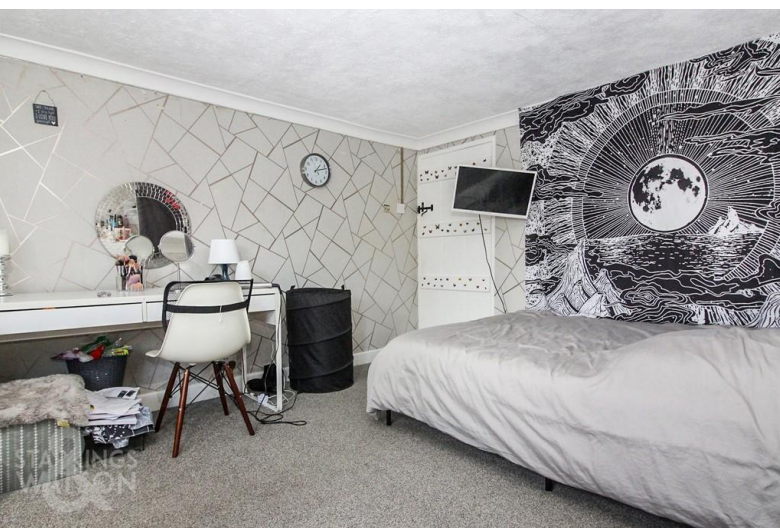
13' 5" x 11' 10" (4.09m x 3.61m) Fitted carpet, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

13' 4" x 8' 4" (4.06m x 2.54m) Fitted carpet, uPVC double glazed window to rear, built-in storage cupboard, smooth coved ceiling.

DOUBLE BEDROOM

13' 5" x 11' 11" (4.09m x 3.63m) Fitted carpet, uPVC double glazed window to front.







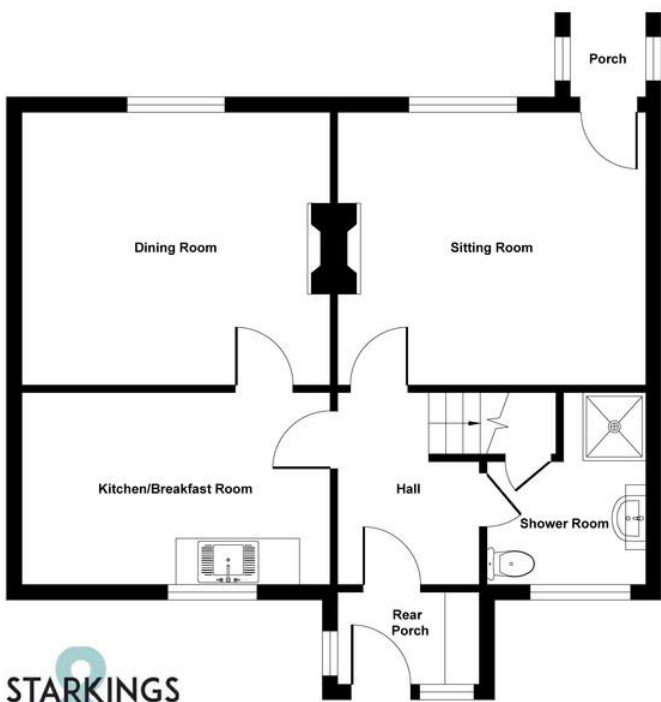
OUTSIDE

The property occupies a plot of some 0.2 acres (stms), with lawned gardens to both sides, and a patio to rear, bordered by three outbuildings. A range of mature shrubs and trees can be found, including a variety of fruit trees including apple and plum. A timber shed can be found to one side. The outbuildings include power and lighting - ideal for dry storage.

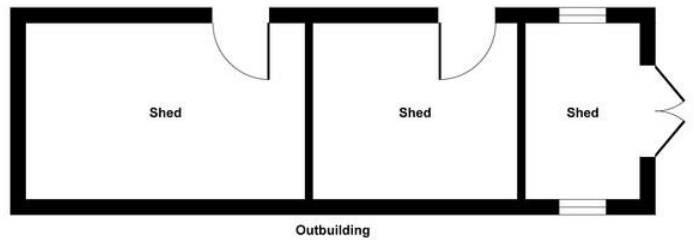
AGENTS NOTE

The property uses a septic tank.

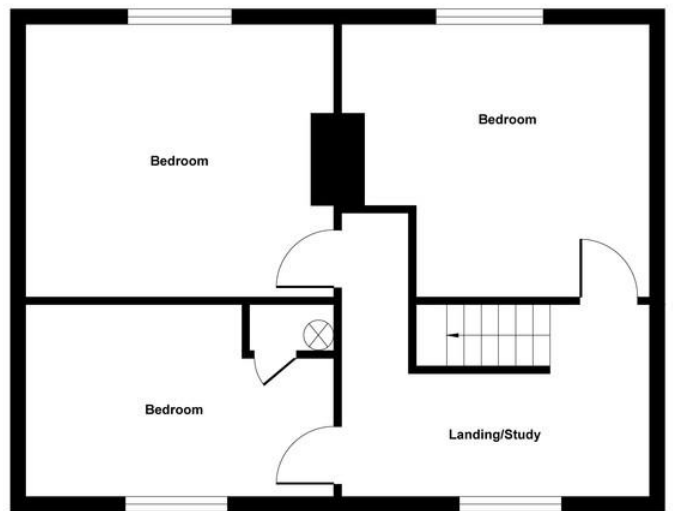




Ground Floor
Approximate Floor Area
583 sq. ft
(54.16 sq. m)



Outbuilding



First Floor
Approximate Floor Area
556 sq. ft
(51.65 sq. m)

Approx. Gross Internal Floor Area 1139 sq. ft / 105.81 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements