



Rowan House  
Midnight Meadow, Fressingfield, Suffolk | IP21 5FD

LAND AND  
NEW HOMES

FINE & COUNTRY

Fine & Country are pleased to offer this stunning property to the market on behalf of Avoncrown, an award winning family run building company with a great eye for detail and a long track record of excellent workmanship.

Rowan House is one of a select development of three properties, each one individual with a unique design but all sharing the same quality of build and finish.



For more information on Avoncrown  
please visit their website at  
<https://www.avoncrown.co.uk/>









- Fabulous New Home
- Built To an Exceptional Standard
- Local Reputable Building Company
- Generous Accommodation Throughout
- Open Plan Kitchen Breakfast Room with Built in Appliances
- Dual Aspect Sitting Room
- Family Room with Access onto Rear Terrace
- Four Sizeable Bedrooms
- Two Ensuite and Family Bathroom
- Wonderful Gardens

#### The Property

Rowan House is a fabulous new home built and finished to a high standard. The property is entered via a great size entrance hall which is welcoming space, there is a cloakroom off this hallway with a wash hand basin and WC. This hallway also has a useful understairs cupboard.

The sitting room is accessed via Oak double doors, the room is double aspect which makes it lovely light room of great proportions. Sunny and bright in the summer and the underfloor heating throughout the ground floor makes for a cosy room in the winter. This room has been structurally designed to permit easy installation of a wood/multifuel type appliance and flue.

The Kitchen/Breakfast/Dining area is an expansive space with a superb Crown fitted kitchen with quality integrated appliances including two ovens, a warming drawer, hob, cooker hood, American style fridge freezer and dishwasher. The large island unit which houses the hob also gives you a great worktop space area as well as more storage. You won't be lacking storage space in this kitchen. The room itself is almost 30 feet by 15 feet which gives you an idea of the scale of the space, lots of room for a large table, great for family gatherings and entertaining with bifold doors leading out to the patio and garden.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The utility room is just off the kitchen with a handy sink, water softener and fitted cabinets along with space for a washing machine and dryer. There is a door to the outside here and the path then leads you to the rear patio area and garden beyond.

If you return to the hallway and take the stairs to the first floor you arrive at a large landing with doors off to the four bedrooms and the family bathroom. Bedroom 1 and Bedroom 2 both have ensembles and Bedrooms 3 and 4 have access to the family bathroom. Bedroom 1 has the benefit of a dressing area with fitted wardrobes and Bedroom 2 also has a large fitted wardrobe. All of the bathrooms have been fitted with quality suites with a clean modern finish, again to a very high standard.

#### Step Outside

The property sits on a large plot with a sizeable section of garden to the side. This is a garden made for entertaining with the terrace running along the full width of the house at the rear giving a great seating area and planting area. The striking gabions are a great feature framing the patio and creating further seating adjacent to the planting areas. The garden above this is lawned with fields and established hedgerows beyond and could be utilised as a veg garden or perhaps a great spot for creating a wildflower area.

#### In The Area

The village of Fressingfield is much sought after as a place to live, not least because there is a great sense of community in the village just waiting for you if you choose to tap into it.

Fressingfield has a village school, doctors' surgery, church and public houses including the renowned Fox & Goose. There is also a lovely village shop with a range of foodstuffs, newspapers etc. The village lies just across the border in Suffolk from the market town of Harleston in Norfolk which provides a range of everyday shopping facilities and amenities.

The A143 provides good access to other market towns along the Waveney Valley including Beccles and Bungay and the Heritage coast at Southwold is about 40 minutes away by car.

The market town of Diss lies some 10 miles to the west, providing a further range of shopping facilities and amenities including a mainline rail link to London's Liverpool Street Station (journey time approximately 90 minutes).

#### Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council

Services: 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













# STEP OUTSIDE

## Further information on finishes.

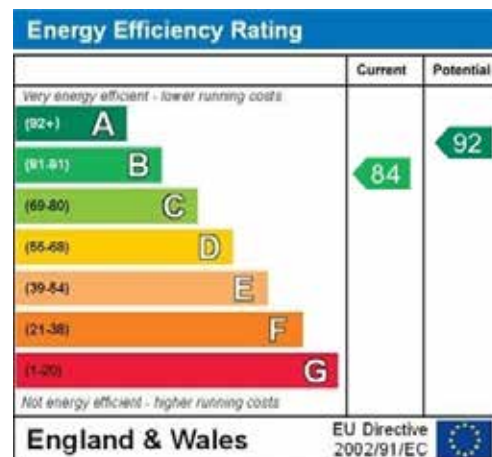
Kelsey mid grey porcelain tiling has been installed to all 'wet' areas, also porcelain tiling has been installed to the kitchen and entrance hall. The vendors will provide Apollo Carpets to the stairs and first floor and will provide LG Deco oak LVT planks to remaining ground floor areas to customer colour selection (or selected alternatives at extra cost).

## Warranty

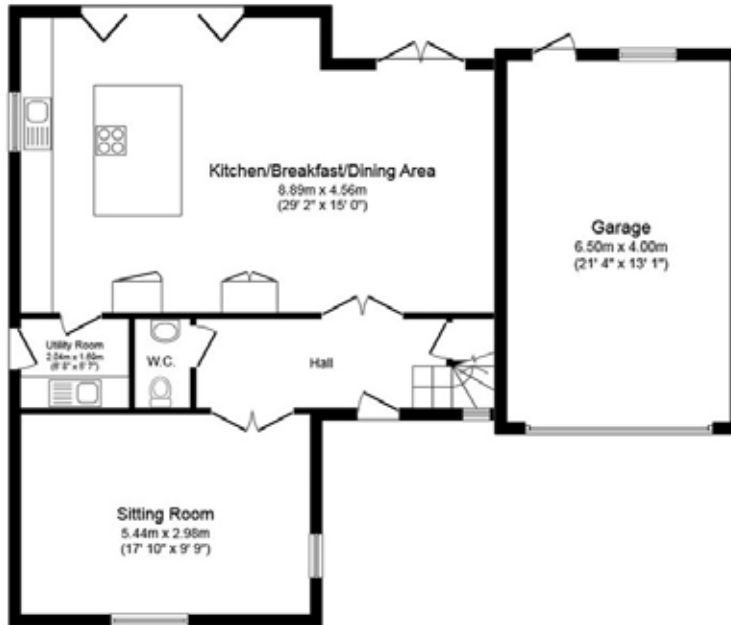
The property benefits from a 10 year structural warranty provided by Advantage (AHCI)

Directions: From Diss proceed in an easterly direction on the A143 at the Harleston roundabout take the first exit up the hill towards Harleston, passing Dove Close on your right, take the next right Signposted to Fressingfield B1123. Continue on this road for approximately 1.5 miles to the village of Weybread. Stay on this road for approximately 2 miles – as you enter the village of Fressingfield at the bottom on the slope the properties are located on the left-hand side.

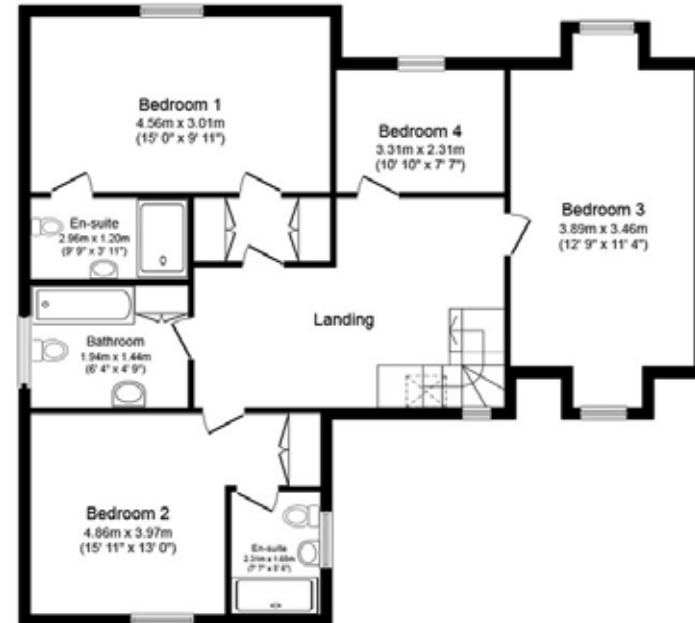
What3words Location: costumes.allowable.vouch



Property - Plot 1  
Approx. Internal Floor Area 192 sqm



Ground Floor



First Floor

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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