



## Church Street, Fressingfield, Eye

£1,000 pcm - Tenancy Info

Energy Efficiency Rating : E

- ✓ Semi-Detached Character Cottage
- ✓ Exposed Brickwork & Timber Beams
- ✓ Open Plan Sitting/Dining room
- ✓ Kitchen with Ample Storage
- ✓ Bathroom, Shower Room & Utility
- ✓ Two/Three Bedrooms
- ✓ Private Gardens with Patio
- ✓ Parking Provided for One Vehicle

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







ABUNDANCE OF CHARACTER in the form of EXPOSED BRICKWORK and TIMBER BEAMS, all forming part of the RECENTLY UPDATED accommodation, which is PRESENTED in MOVE-IN CONDITION. As you approach this wonderful COTTAGE which is tucked away, there is a LAWNED GARDEN enclosed by timber panel fencing with ample patio space to ENJOY THE SOUTH SUN. Stepping inside, the ENTRANCE PORCH creates a great divide between the outside and the KITCHEN/BREAKFAST ROOM with its inset BUTLER SINK and former BREAD OVEN which can be used for storage. Also within this room are additional BUILT-IN STORAGE CUPBOARDS, an electric fire and cooking appliances, with doors to the rear hall and SITTING/DINING ROOM. Also on the ground floor there is a BATHROOM with four piece suite, UTILITY ROOM and finally a BEDROOM which could be used for a MULTITUDE OF USES. Upstairs TWO DOUBLE BEDROOMS are accessed off landing with a SHOWER ROOM servicing both of them.

#### LOCATION

The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre. 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP21 5QB), but to help you... Joining the A143 near Oakley, follow signs for Great Yarmouth and continue to follow the road for approximately 4 miles taking the second exit at the round and then the turning onto Shotford Road/B1116. Follow this road through Weybread and into Fressingfield taking the turning onto Cratfield Road and then right onto Church Street. The turning for this property can be found directly opposite the St Peter and St Paul's Church.

The property is approached via the gravel driveway, which leads to gated access to the garden and footpath leading to the front of the main entrance.

Entrance door to:

#### ENTRANCE PORCH

Tiled flooring, window to side, electric fuse box, smooth ceiling, door to:

#### KITCHEN

13' 6" x 11' 10" Max (Some Restricted Height) (4.11m x 3.61m)  
Fitted range of base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, space for fridge/freezer, space for breakfast table, feature fireplace, tiled flooring, electric storage heating, double glazed window to front, built-in storage cupboard, smooth ceiling with recessed spotlights with exposed timber beams, doors to:

#### **SITTING ROOM**

20' 3" x 11' 6" Max (6.17m x 3.51m) Feature fire place, wood effect flooring, wall mounted electric heater, electric storage heating, window to front, double glazed door to front, television point, stairs to first floor landing, smooth ceiling with recessed spotlights, door to:

#### **BEDROOM/DINING ROOM**

12' 11" x 9' 5" Max (Some Restricted Height) (3.94m x 2.87m) Wood effect flooring, wall mounted electric heater, window to side, smooth ceiling, door to:

#### **INNER HALL**

Tiled flooring, wall mounted electric heater, smooth ceiling with recessed spotlights, doors to:

#### **FAMILY BATHROOM**

Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, extractor fan, tiled flooring, heated towel rail, window to rear, smooth ceiling with recessed spotlights.

#### **UTILITY ROOM**

5' 4" x 5' 3" Max (Some Restricted Height) (1.63m x 1.6m) Fitted range of base level units with solid wood work surfaces and inset sink and drainer unit, tiled splash backs, space for dishwasher, space for washing machine, tiled flooring, smooth ceiling with recessed spotlights and extractor fan.

#### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, window to rear, smooth ceiling with recessed spotlights and loft access hatch, doors to:

#### **DOUBLE BEDROOM**

11' 11" x 8' 4" Max (Some Restricted Height) (3.63m x 2.54m) Fitted carpet, wall mounted electric heater, window to front, telephone point, smooth ceiling.

#### **SHOWER ROOM**

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, wood flooring, smooth ceiling with recessed spotlights.

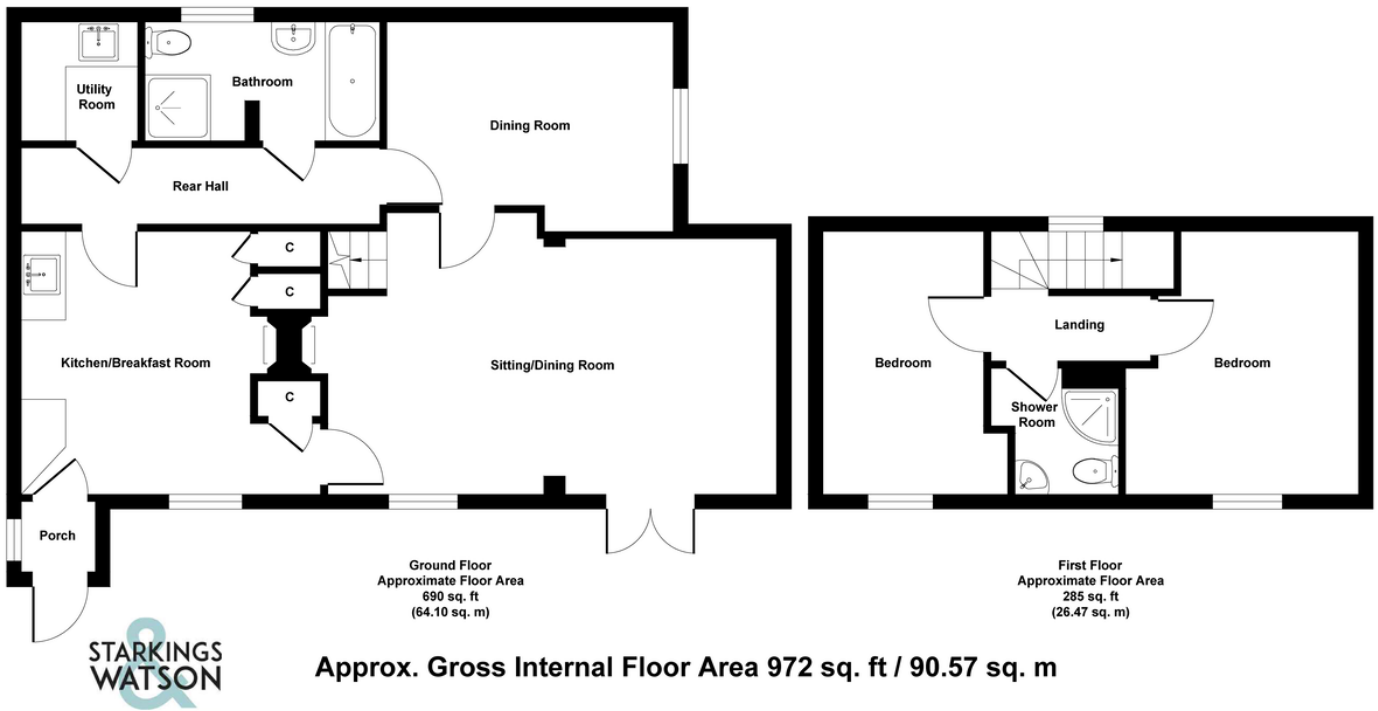
#### **DOUBLE BEDROOM**

11' 11" x 10' 6" Max (Some Restricted Height) (3.63m x 3.2m) Fitted carpet, wall mounted electric heater, window to front, smooth ceiling with exposed timber beams.

#### **OUTSIDE**

Leaving the sitting room via the double doors, you will find a well maintained cottage style garden, with lawned area, mature borders enclosed with timber fence panels.





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