

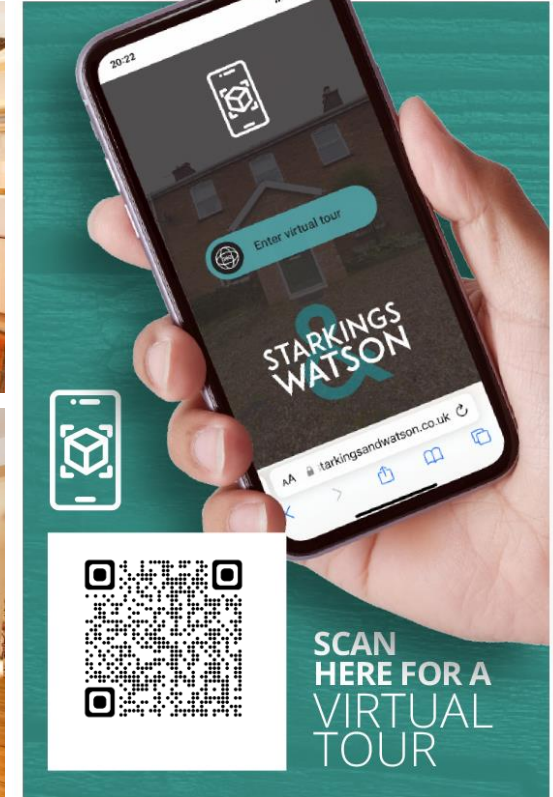
OLD POLICE YARD

Church Street, Fressingfield IP21 5QB

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

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STARKINGS & WATSON

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

IN SUMMARY

ABUNDANCE OF CHARACTER in this COTTAGE which has EXPOSED BRICKWORK and TIMBER BEAMS, with RECENTLY UPDATED accommodation which is PRESENTED in MOVE-IN CONDITION. Stepping inside, the entrance porch which connects to the KITCHEN/BREAKFAST ROOM, there is then an inner hall, utility room and FAMILY BATHROOM with a four piece suite, SITTING/DINING ROOM and a THIRD BEDROOM. Upstairs TWO DOUBLE BEDROOMS are accessed off landing with a SHOWER ROOM servicing both of them. There is parking and gardens which enjoy a NON-OVERLOOKED ASPECT.

SETTING THE SCENE

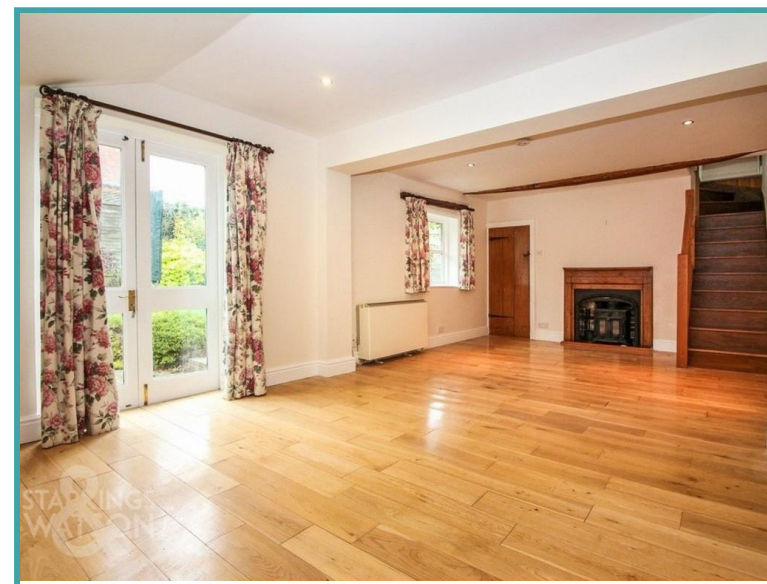
As you approach this wonderful cottage which is tucked away, there is a lawned garden enclosed by timber panel fencing with ample patio space to enjoy the south sun.

THE GRAND TOUR

Stepping through the obscured glazed door into the entrance porch, there is a useful area for coat and shoe storage with a window to side and a stable door to the kitchen. With a butler sink set into the wood work-surfaces, space has been left for an electric oven and instead of adding cabinets at wall level, there is shelving with timber beams visible, and pamment tiled flooring. To the left-hand side of the kitchen is a hallway which connects to the utility room, ground floor bathroom and bedroom, to the right hand side a door leads into the dining area. The dining area in turn opens to the snug/seating area which has French doors to the garden. There is wood flooring underfoot, timber beams and windows facing to the side overlooking the garden. The utility room has space for white goods and useful storage with solid wood surfaces, base level cabinets, and the family bathroom finished with a four piece suite. Upstairs two further double bedrooms lead from the landing. Both bedrooms on the first floor have fitted carpets, windows, timber beams and smooth ceilings with room for a double bed. The shower room has a corner shower, low-level WC and pedestal hand wash basin.

THE GREAT OUTDOORS

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.



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Diss Office on **01379 450950**



OUT & ABOUT

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.

FIND US

Postcode : IP21 5QB

What3Words : ///educated.automate.sizzled

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾</p> <p>938.84 ft²</p> <p>87.22 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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