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The Laurels,
Fressingfield, Suffolk.

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A beautifully presented 'barn style' property, tucked away in the corner of a small close of just four other properties on the edge of the desirable village of Fressingfield. The property offers spacious and flexible accommodation over three floors with a ground floor bedroom suite as well as three other double bedrooms. The wonderful landscaped gardens have stunning views over open farmland to the rear and a detached purpose built studio/home office.

Accommodation comprises briefly:

- Entrance Porch
- Reception Hall
- Cloakroom
- Study
- Formal Sitting Room with Snug
- Open plan family/dining room/kitchen
- Utility Room
- Ground Floor Bedroom with En-suite
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Second Floor Guest Bedroom with En-suite

Outside

- Two Garages
- Off-road parking for two cars
- Beautiful Landscaped Gardens
- Fully Insulated Studio/Home Office
- Solar Panels



The Property

The entrance door opens into a porch which leads into the spacious and welcoming hallway with a cloakroom to the left hand side and stairs leading to the first and second floor accommodation with under stair cupboard. The study is situated at the rear of the property with double doors leading out to the garden. The formal sitting room is a wonderfully bright room and full of natural light with two sets of 'French style' doors leading out to the garden and full length windows, again offering lovely views over the garden. A small snug area then leads into the family/dining room/kitchen which is again a lovely bright room with double doors leading out to the garden and makes a perfect entertaining space. The kitchen is well fitted with a matching range of wall, base and drawer units with 'wood effect' work tops, as well as a central island. There is an integrated dishwasher, fridge/freezer and space for a 'range style' cooker with extractor over. The kitchen leads through to the utility room with stainless steel sink with cupboard under, full length broom cupboard, space and plumbing for a washing machine and space for a tumble dryer. The spacious master bedroom has double doors opening into the garden and en-suite shower room comprising large walk-in shower, wash basin and WC set in storage units, heated towel rail and underfloor heating.

Stairs rise to the first floor landing where there are two double bedrooms, both with lovely countryside views and the family bathroom. A further staircase leads to the generous second floor landing and into the spacious guest bedroom which is double aspect and again with lovely field views. There is a large walk-in wardrobe cupboard and en-suite shower room.



Outside

A shared driveway leads into the close where you will find the property in the corner. There are two garages, both with double timber doors, overhead storage and parking in front. Both have power and light connected with one housing the oil fired boiler and controls for the solar panels.

The delightful landscaped gardens have been created by the current owners with two areas of lawn and paved seating areas. Mature flower borders are stocked with a variety of plants and roses as well as pergolas covered in climbers. There are a variety of fruit trees including two pear, three apple, plum, fig and ornamental cherry as well as a vegetable plot and fruit cage. The purpose built studio/home office is insulated with power and light connected, has lovely garden views and would be ideal for someone wishing to work from home. A timber garden shed is also included in the sale. The garden also benefits from stunning countryside views.

Location

The property is located on the edge 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 mainline 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating.
Mains drainage, water and electricity.
Solar Panels which are owned and currently generate an income of approximately £1,000 per annum
Energy Rating: C

Local Authority

Mid-Suffolk District Council
Tax Band: E
Postcode: IP21 5NZ

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.

Guide Price: £565,000



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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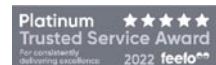
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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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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