



2 POST MILL LANE
FRESSINGFIELD, EYE, IP21 5BL



An exceptional 4 bedroom detached house situated within the sought after village of Fressingfield

This impeccable family home is set within a quiet cul-de-sac and on a spacious plot. Built in 2010, the property has been maintained as an exceptional and immaculate family home. The attentive layout of the rooms allows for an abundance of space and natural light to flow through-out. Downstairs consists of a delightful L-shape kitchen, a large living room, a dining room, and a separate WC. Upstairs are four double bedrooms. The main benefits from an ensuite and there is also a family bathroom located on the first floor. Outside is a well-kept rear garden made up of laid lawn and patio. There is a single garage and off-road parking.

LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery,

schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 12 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

SERVICES

Oil fired central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

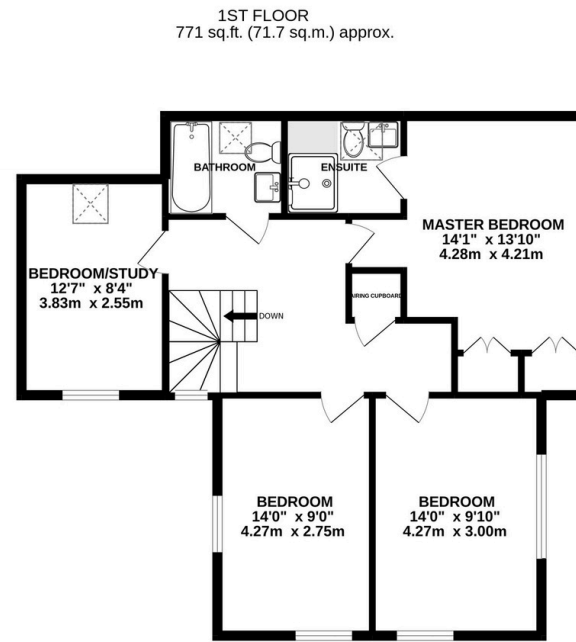
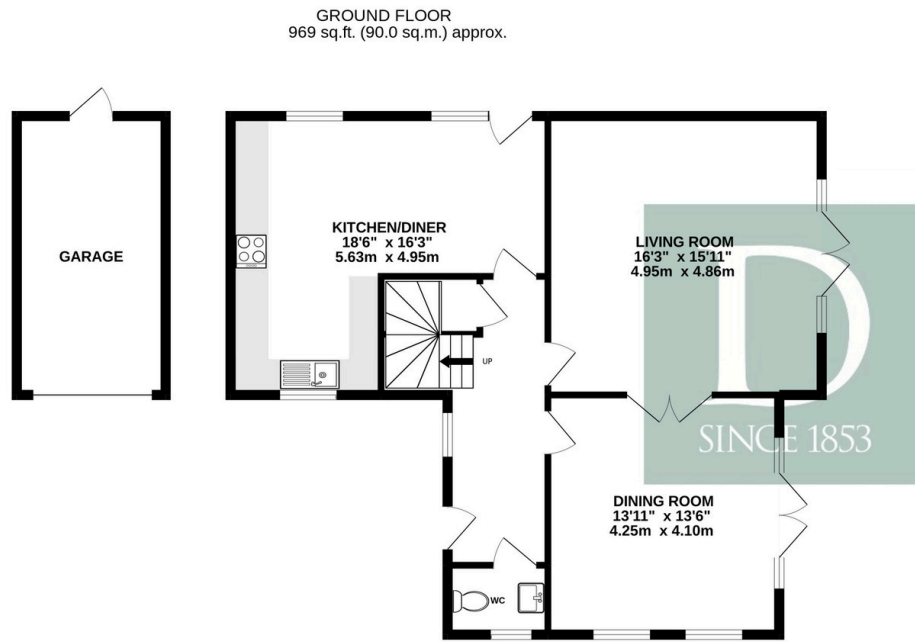








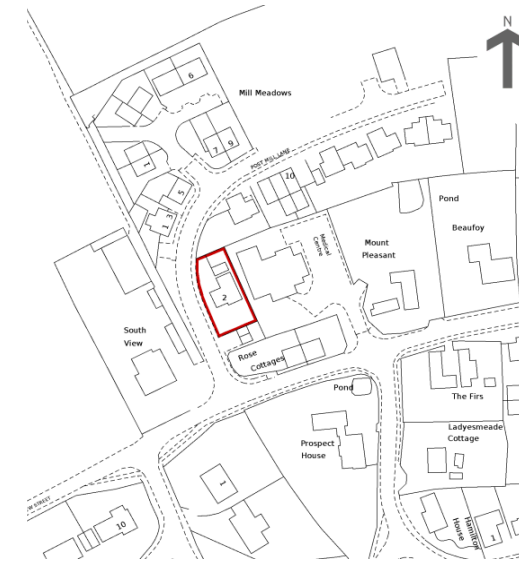
FLOOR PLAN



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 sq.m.) approx.

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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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