



7 SANCROFT WAY  
FRESSINGFIELD, EYE, SUFFOLK, IP21 5QN





## A deceptively spacious semi-detached house with a garage and driveway set in a highly sought-after village

**The property is an attractive and deceptively spacious semi-detached house in a cul-de-sac location within the popular and highly sought-after village of Fressingfield. There is a driveway to the side providing off-road parking leading to a garage.**

**The front door opens to the entrance lobby, leading in turn to the spacious reception room with stairs to the first floor and window to the front. There is a well-appointed and comprehensively fitted kitchen to the rear. It is fitted with an attractive range of shaker style wall and base units and integrated appliances. There is also a door to the garden. On the first floor are two spacious double bedrooms and a bathroom.**

**The rear garden is laid principally to lawn and bordered by mature hedging. The garden offers good levels of seclusion.**

### 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 B

### VIEWING

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



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10  
miles



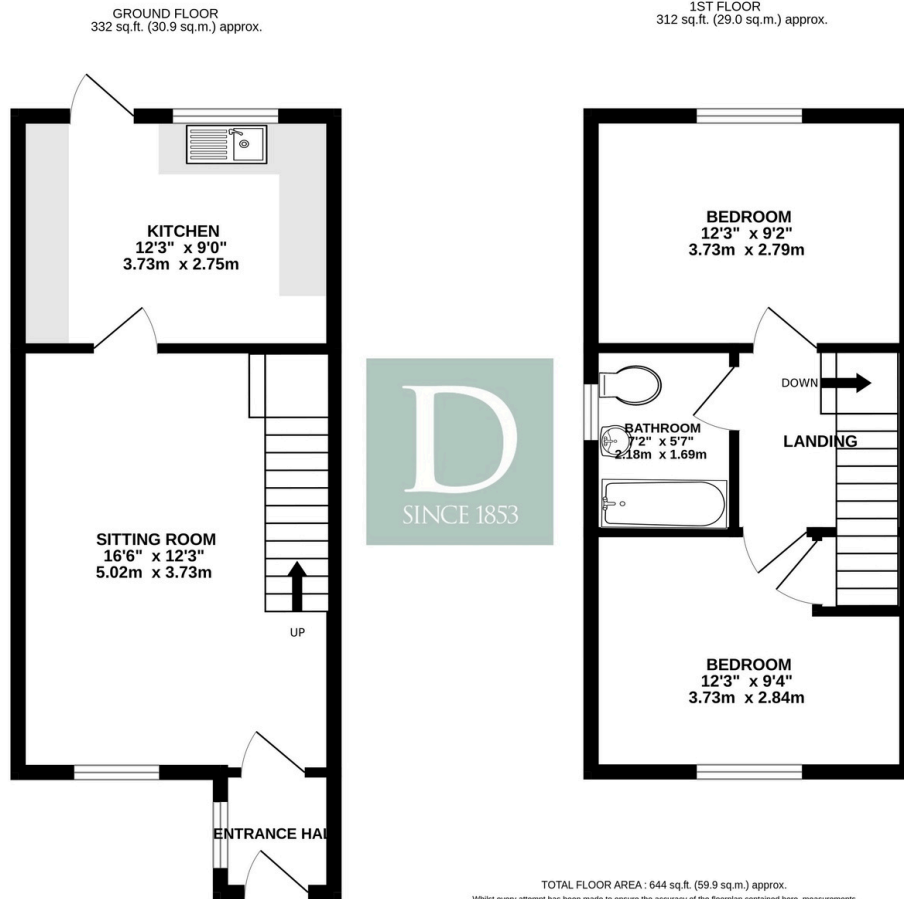
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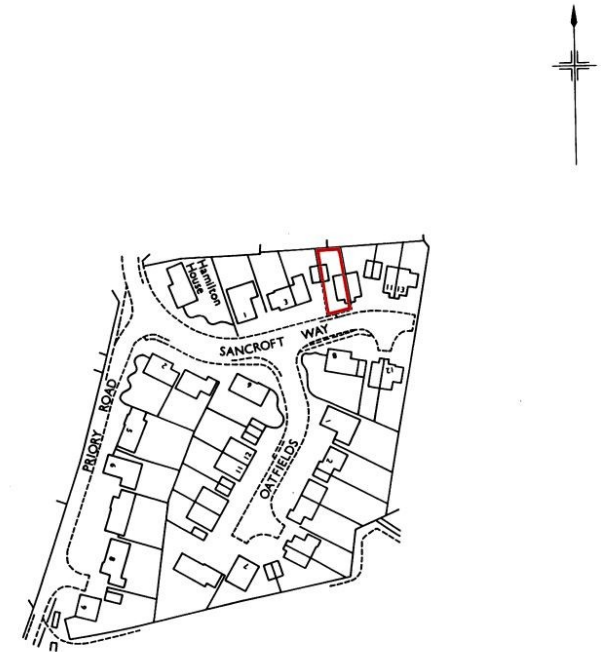


## FLOOR PLAN



TOTAL FLOOR AREA: 644 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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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### CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**