



SILVER BIRCHES

ANGEL ROW, CRATFIELD ROAD, FRESSINGFIELD, IP21 5QD



An immaculate and superbly updated bungalow in the sought-after village of Fressingfield

The property is a delightful detached bungalow in an elevated position within the sought-after village of Fressingfield. It has been superbly modernised by the current vendors and offers immaculate accommodation throughout.

There is a driveway to the front providing parking for several cars. The front door opens to a spacious entrance hall with loft hatch and ladders above. The accommodation is arranged with the bedroom accommodation to one end of the property and the living accommodation to the other. The sitting room is to the rear with French doors to the terrace and a woodburning stove. There is a delightful triple aspect refitted kitchen breakfast room to the front which is double aspect and comprehensively fitted with an attractive range of shaker style units. There is a door to the side leading to the garden. The principal bedroom has the benefit of an ensuite shower room and there are two further double bedrooms and a main shower room.

Externally there is a detached garage. It is currently used as a

store/utility room with the garage door boarded over internally. However it could be easily reinstated. There is access to either side of the property leading to the rear garden. There is a paved terrace immediately to the rear of the property and the principal area of the garden is laid to lawn bordered by an array of shrubs and hedging.

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.

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 & Tax Band D



3



1



2



11
miles



EPC

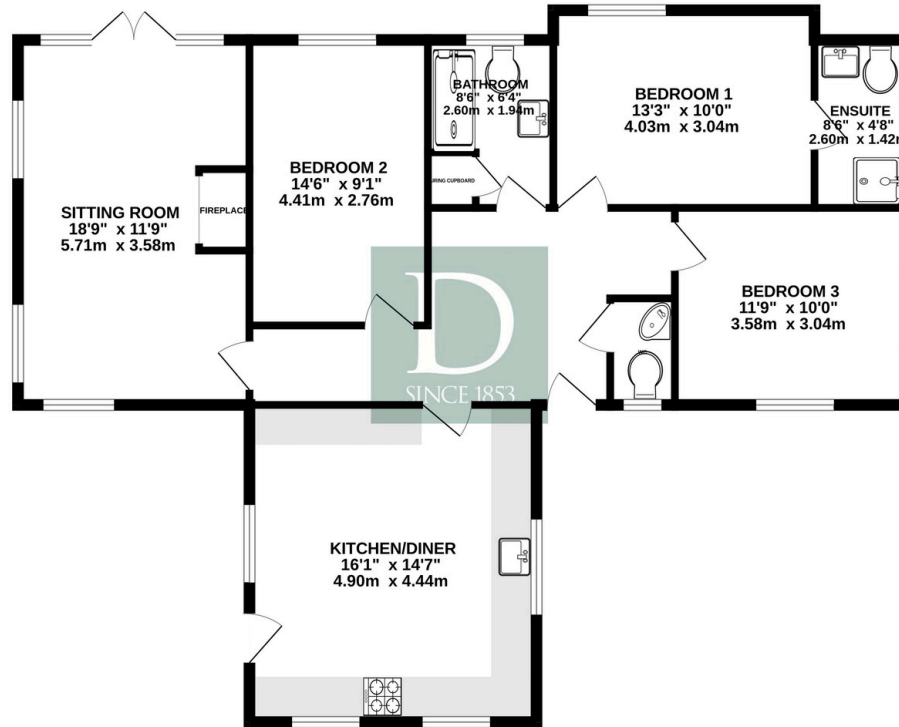






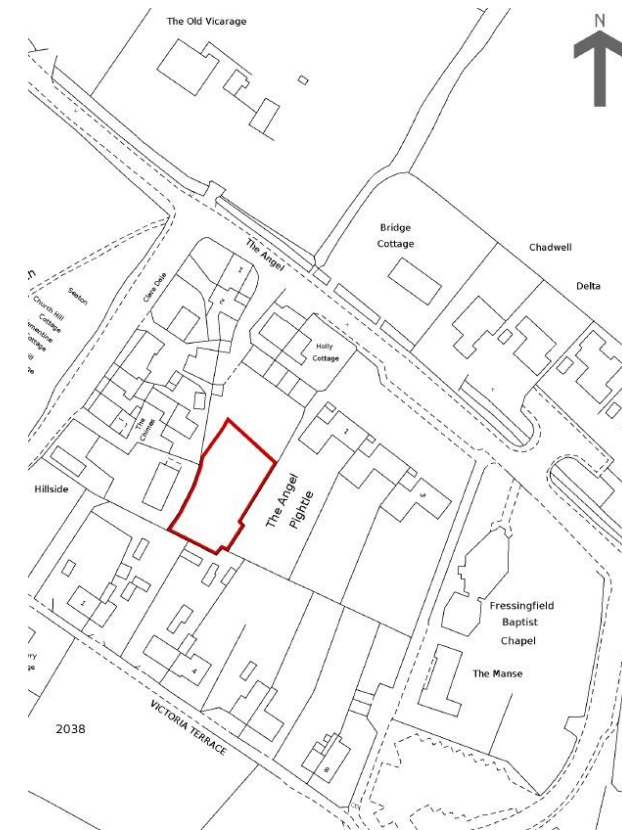
FLOOR PLAN

GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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