



*The Manse, Gull Street,
Fressingfield, Suffolk.*



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Situated in an elevated position within the ever popular village of Fressingfield, this unique detached bungalow offers spacious and versatile split level accommodation with four bedrooms and also has the potential for an annexe. The property has been re-modelled by the current owners to provide an open plan living area and sits in a plot of almost ¼ acre (sts). There is ample off-road parking for several vehicles and attractive, mature gardens.

Accommodation comprises briefly:

- Entrance Hall
- Open plan kitchen/dining/sitting room with two wood burners
- Utility Room
- Rear Entrance Lobby
- Two Ground Floor Bedrooms
- Family Bathroom
- Lower Ground Guest Bedroom
- Shower Room
- Upper Ground Bedroom
- Home Office

Outside

- Ample Off-Road Parking for several cars
- Attractive Gardens
- Greenhouse
- Garden Shed
- Plot of just under 1/4 acre (sts)



The Property

The side entrance door opens into a lobby with the utility room on the left with stainless steel sink, oil fired boiler, plumbing for a washing machine and tumble dryer and shelving. This takes you into the wonderful and spacious open plan living area incorporating the kitchen, sitting room and family/dining room. The kitchen is well fitted with a traditional range of matching wall, base and drawer units, solid wood work surfaces with 1 ½ bowl sink unit, integrated dishwasher and electric range cooker. The sitting room has a lovely freestanding wood burning stove, creating a cosy focal point and double doors out to the garden. The dining/family room is another spacious room with an attractive fireplace housing a wood burning stove and plenty of room for a dining table chairs, a perfect entertaining space, this room leads through to the main hallway with front entrance door, loft access hatch and useful storage cupboard. There are two bedrooms off the hallway as well as the family bathroom and shower room.

Steps lead down to the guest bedroom with double doors leading out to the front. Back in the main hallway, further steps lead up to a further bedroom which has lovely views over the village and fields beyond and offers plenty of eaves storage space.



Outside

The Manse is situated in an elevated position with a long driveway passing alongside the graveyard and leading up to the parking area. Curved steps lead up to a terrace with a gate leading into the garden. This area of garden is fully enclosed with timber fencing and is laid to slate and planted with a variety of shrubs, plants and trees and pergola. Offering a high degree of privacy and seclusion, this area makes a perfect seating and outside entertaining area with lovely views across distant farmland. A lawned area leads around the side and continues round to the front of the property where you will find access to the home office, perfect for working from home. There is a further lawned area where there is greenhouse and timber shed, this could also be used for further parking.

Location

The property is located in the highly sought after village of Fressingfield, home to 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 primary school and medical centre. The village 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.



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.
Energy Rating: E

Local Authority

Mid-Suffolk District Council
Tax Band: D
Postcode: IP21 5PZ

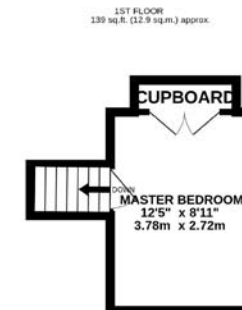
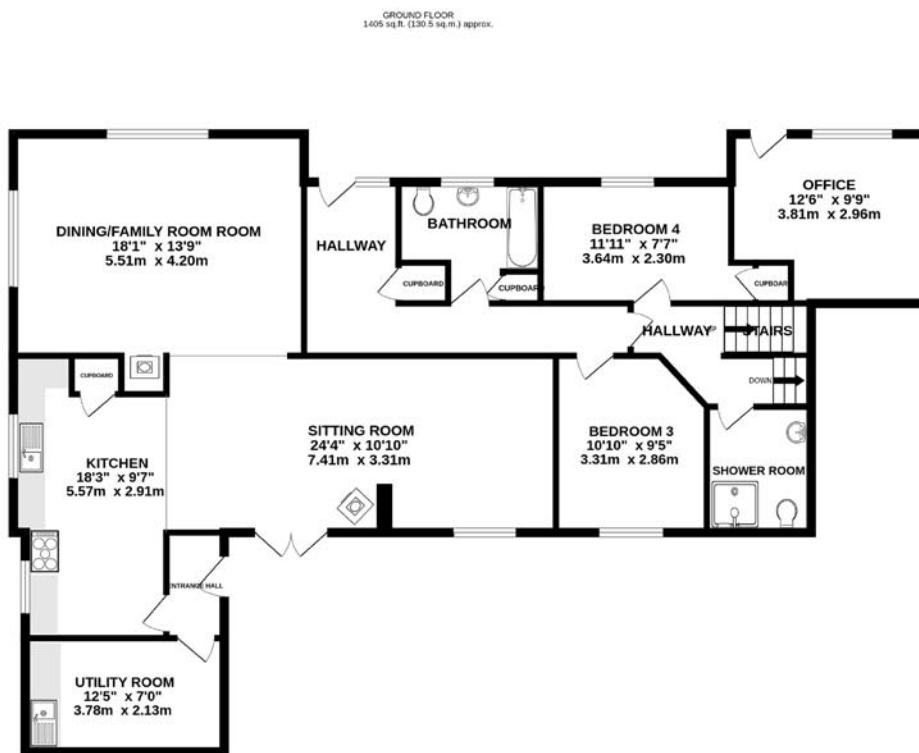
Agents Note

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.

Offers over: £550,000



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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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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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