

*Helios, School Lane,
Fressingfield, Suffolk.*



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ESTATE AGENTS



An exciting opportunity to purchase this modern, detached bungalow situated in the popular North Suffolk village of Fressingfield. The property boasts substantial, versatile living space, in excess of 1600 sq.ft offering a superb single storey family home with the option to explore secondary accommodation or working space if required. Internally we find three double bedrooms, two large reception rooms, kitchen breakfast room, study and conservatory. Outside the established plot offers ample parking and superb private rear gardens. Viewing is essential to fully appreciate the space and location on offer.

Accommodation comprises briefly:

- Reception Hall
- Sitting Room
- Family/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Study
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Two Further Double Bedrooms

Outside

- Superb Frontage and Parking
- Established Private Rear Gardens
- No onward chain



The Property

Entering the property via the front door we are welcomed by the impressive reception hall where the exceptional feeling of space that runs throughout Helios Cottage is instantly apparent. Doors from here lead to all of the living accommodation and impressive storage whilst our eye is drawn to the parquet style flooring with an inlaid compass star detail. To our right we find the first of the generous double bedrooms whilst to our left we step into the impressive master suite. The first double boasts fitted wardrobes whilst the master offers a spacious room with the benefit of an en-suite shower room. Back in the hall we find the family bathroom fitted with a modern white suite that offers a bath, separate shower, wash basin and w/c. Stepping to the rear of the bungalow we find the kitchen/breakfast room, this impressive space opens to the garden and has been designed to offer a superb working space, informal dining and a utility area. The kitchen itself boasts an extensive range of units set against contrasting wooden work surfaces and tiled flooring, a window to the side aspect fills the room with light whilst the sink is set below a second window enjoying a view of the garden. Returning to the main hall we find the third impressive double bedroom looking onto the rear garden before proceeding along the inner hallway to the main living accommodation. Set to the rear we find the sitting room. This spacious room enjoys a view of the rear gardens whilst an open fire place offers a focal point to the room and enjoys two feature windows set to either side. French doors open to the conservatory which further extends the space and offers the perfect spot to enjoy the gardens throughout the year. Stepping to the front of the property we find the study which provides a superbly versatile room ideal as a space to work from home, the study leads to the family/dining room which completes the accommodation. This exceptional space was formerly the double garage and designed with entertaining at the forefront. At over 17.7ft sq the room offers many potential uses and enjoys its own access from outside offering the possibility for secondary accommodation if required or could be returned to garage use.



Outside

Approaching Helios Cottage from School Lane we are welcomed by the impressive driveway and frontage which is framed with a range of established native shrubs and hedging which bring privacy and colour to the space. The drive itself is laid to shingle and offers a substantial parking and turning space which leads us to the front door. Access to either side leads us into the rear gardens and we find our oil tank in situ. At the rear the garden is a delight. Access from the property leads out from both the kitchen/breakfast room and the conservatory where the patio provides space for outside entertaining. The main garden is laid to lawn and again framed with a variety of plants, shrubs and bushes that fill the space with colour and scent throughout the year. A stepping stone path leads to the foot of the garden where we find a timber shed and charming summer house.

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: E
Postcode: IP21 5RU

Agents Note

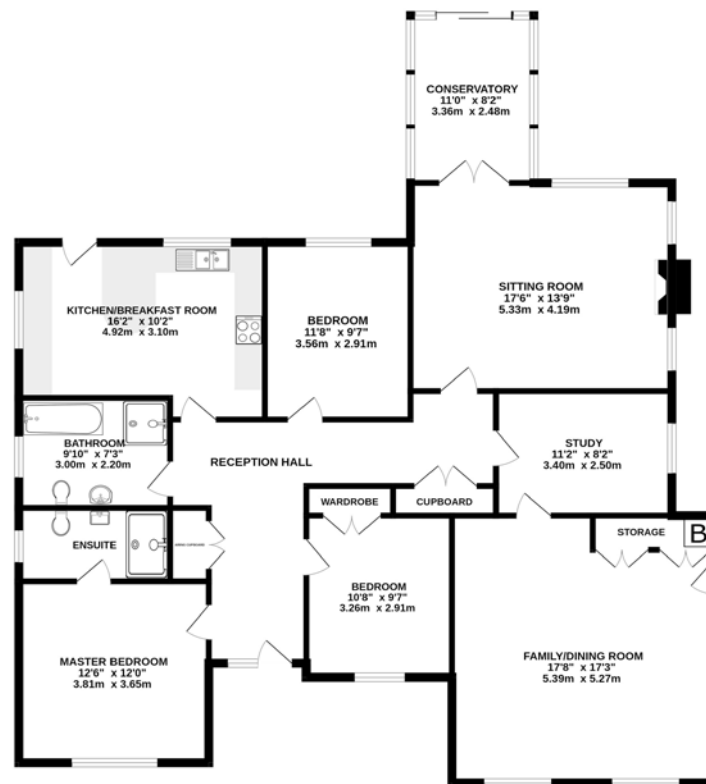
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £515,000

1601 sq.ft. (148.7 sq.m.) approx.



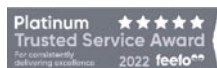
TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

While 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 is given 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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