

FENTWELL HOUSE

MILL ROAD, OCCOLD, EYE, IP23 7PN



The property is an immaculately presented family size home on a good size plot designed with a blend of traditional and contemporary styles making it ideal for modern day family living.

The front door opens to a spacious entrance hall with stairs to the first floor. The sitting room is to the front and has double doors out to the terrace and rear garden a great feature to room is the central located red brick fire place, which houses the double sided wood burning Stove which divides the sitting room and the dining room. The centre piece to the home is the stylish refitted kitchen breakfast room with shaker style units and a central island and quality fixture and fittings to include a range cooker. A door leads into the utility room which is well fitted out with floor and wall mounted units with a work surface covering. Also on the ground floor is a cloakroom.

with power and lighting, shingle drive way providing parking for vehicles. There is also a lawn area and gate giving access to the rear garden. The rear garden has been beautifully landscaped with lawn area, terraces and well stocked beds and borders. There is also a good size area of ground behind the garage where there is a gate to the front, two greenhouses, a shed and useful storage area.

#### LOCATION

This popular village has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

#### SERVICES

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

On the first floor. The principal bedroom has a large en-suite with free standing bath and separate shower cubical. There are three further double bedrooms and family bathroom. There is also a Loft, which is fully boarded with power, lighting and retractable loft ladder. There are oak doors throughout the property.

To the front of the house you have an attached large single garage





#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band E

#### ENERGY PERFORMANCE

C Rating

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### AGENT'S NOTE

The dishwasher, fridge/freezer, all shutters/blinds and light fittings are included in the sale.

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

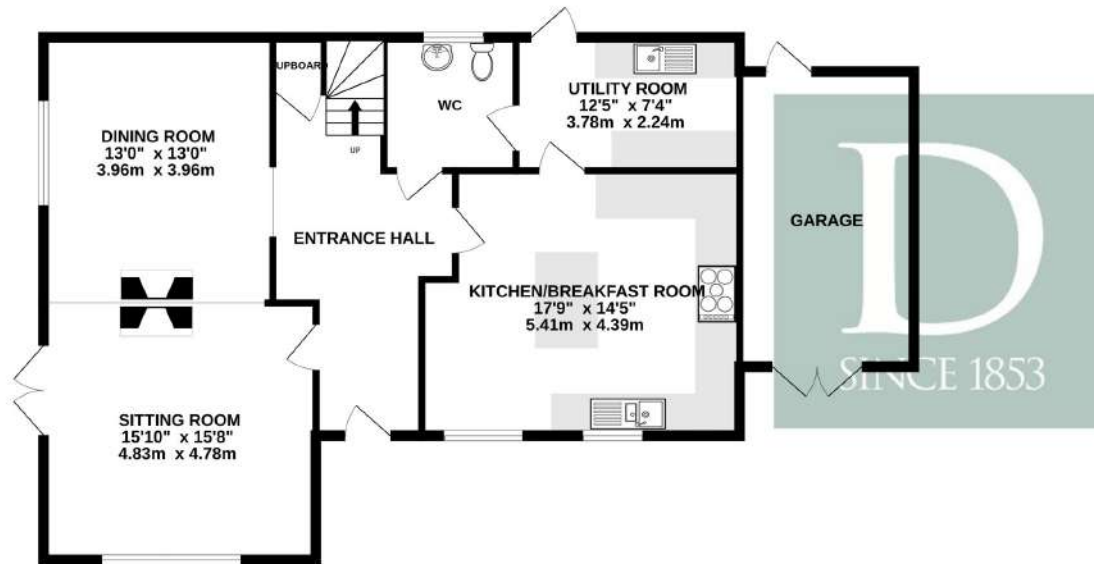




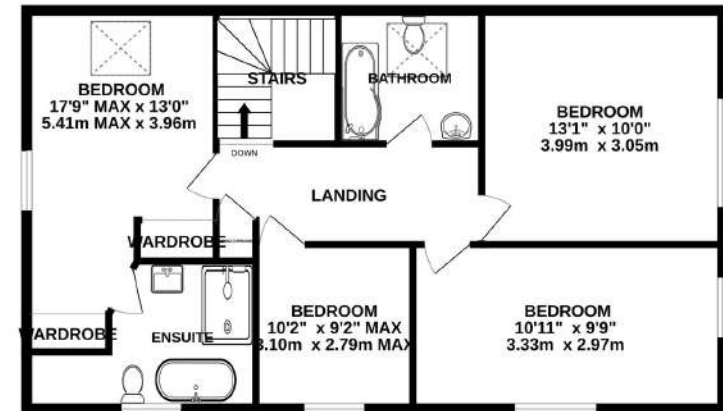


## FLOOR PLAN

GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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### CONTACT US

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