



Ash Tree Close, Fressingfield - IP21 5RT



Ash Tree Close

Fressingfield, Eye

Welcome to this MODERN DETACHED FAMILY HOME, where luxury meets comfort. As you enter, you are greeted by a BRIGHT and SPACIOUS hall leading to a convenient W.C and TRIPLE ASPECT 17' SITTING ROOM, offering an abundance of natural light and a perfect space for relaxation. The well-appointed 21' MODERN KITCHEN/DINING ROOM is a chef's dream, ideal for hosting gatherings or simply enjoying family meals. The property boasts a separate UTILITY ROOM with convenient garden access. Upstairs, you will find THREE BEDROOMS, including a main bedroom with its own EN SUITE and BUILT-IN WARDROBES, plus a FAMILY BATHROOM including a shower. Outside, the property is surrounded by ENCLOSED GARDENS, perfect for outdoor activities, with a GARAGE and DRIVEWAY providing ample parking space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern Detached Family Home
- Triple Aspect 17' Sitting Room
- Hall Entrance W.C
- 21' Modern Kitchen/Dining Room
- Utility Room with Garden Access
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Gardens, Garage & Driveway

The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has 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 and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre. Fressingfield 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.

SETTING THE SCENE

Approached via a low maintenance shingle and grass frontage, a hard standing foot path leads to an entrance door, with off road parking sitting adjacent, leading to the adjacent garage.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot, with stairs rising to the first floor landing and built-in storage cupboard space below. Doors lead off to the kitchen and living accommodation, starting with the main sitting room featuring triple aspect views via the front facing sash window, twin side facing windows and French doors which lead out to the rear garden. A feature fireplace with an inset cast iron wood burner creates a focal point to the room, with wood effect flooring underfoot. Leading off the entrance hall, a ground floor W.C can be found with a white two piece suite including tiled splash-backs. The dual aspect kitchen offers an updated and modernised range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and twin built-in eye level electric ovens. Tiled splash-backs run around the work surface with integrated appliances including a fridge freezer and dishwasher, with wood effect flooring running through the space and ample room for a dining table. The utility room leads off to the rear, with a matching range of wall and base level units, with space for laundry appliances, tiled splash backs, and door to the rear garden.

Heading upstairs, the landing includes a rear facing window, built-in airing cupboard and loft access hatch - with doors leading off to the three bedrooms. The largest bedroom enjoys garden views with twin built-in wardrobes and a door taking you to a private ensuite shower room. The ensuite is complete with a white three piece suite including herringbone style flooring, thermostatically controlled shower and tiled splash-backs. The second bedroom faces to front with dual aspect views, with the smallest bedroom including a built-in wardrobe and tree lined garden views. Completing the property is a family bathroom with a white three piece suite including a mixer shower tap over the bath, tiled flooring and tiled splash-backs.

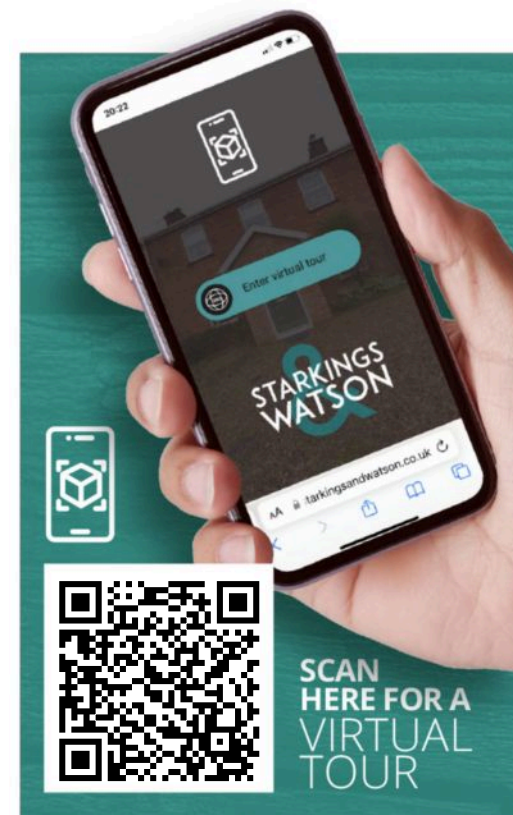
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



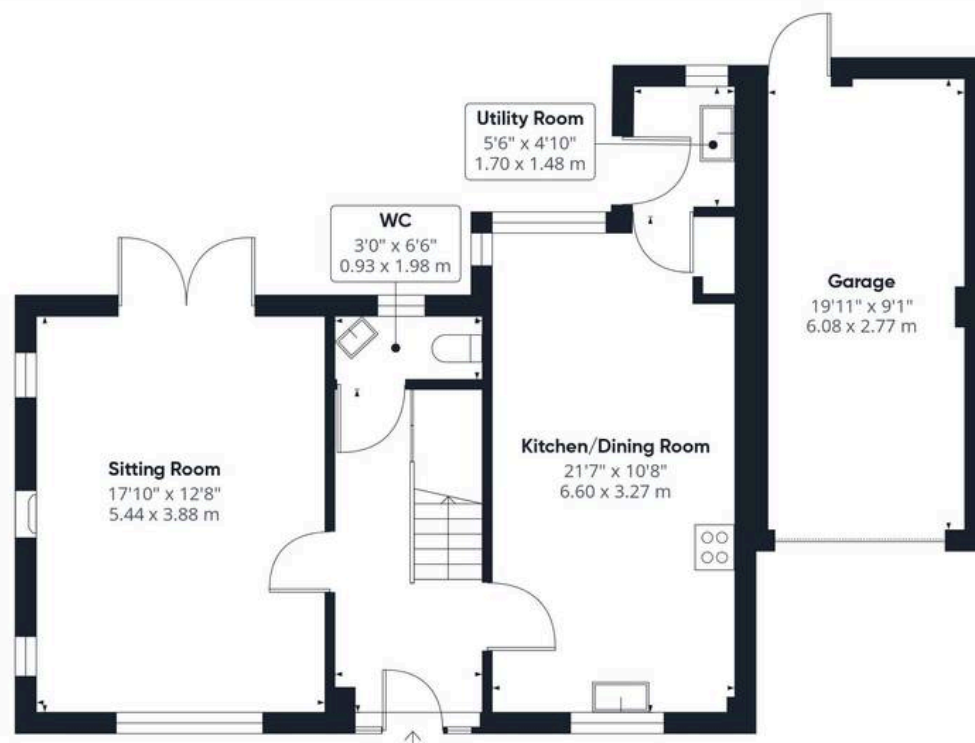




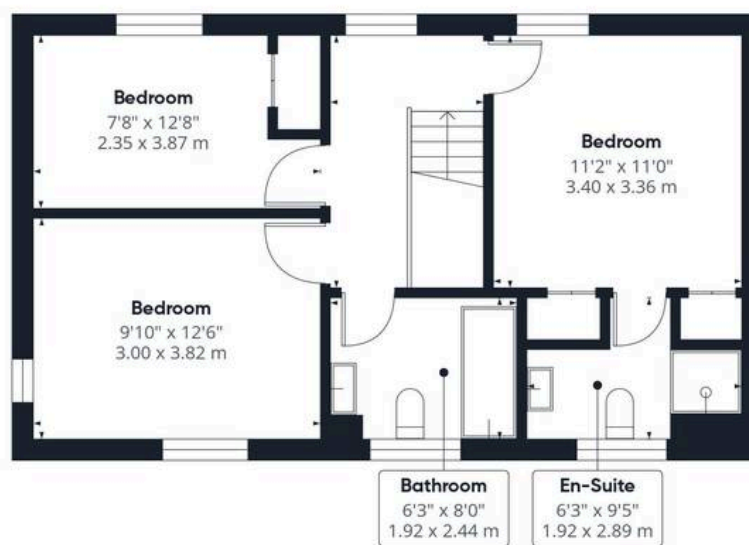
THE GREAT OUTDOORS

Enclosed with timber panel fencing and mainly laid to lawn with a patio seating area stretching across the rear of the property. A range of mature planting, shrubbery and trees can be found, with gated access to the front garden and driveway, and rear access into the adjoining garage. The garage offers an up and over door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1300 ft²

120.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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