



Laxfield Road, Fressingfield, Eye, IP21 5PT

Offers Over £225,000

HAVING BEEN SIGNIFICANTLY UPGRADED, ENHANCED AND EXTENDED THIS SPACIOUS THREE BEDROOM HOUSE IS PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER, OFFERING OVER 1000 SQ FT OF VERSATILE LIVING SPACE, WHILST ENJOYING A LARGE PLOT WITH SOUTH WESTERLY FACING REAR GARDENS.

- High specification
- X 2 Bathrooms
- Sought after village
- Freehold
- South westerly rear gardens
- X 2 Reception rooms
- Council Tax Band B
- Energy Efficiency Rating C.



Property Description

SITUATION

The traditional and sought after village of Fressingfield offers a beautiful assortment of many period and modern properties surrounded by idyllic rural countryside on the north Suffolk borders and lying some twelve miles to the east of Diss and just four miles to the south of Harleston, (both being established market towns offering a variety and extensive range of many day to day amenities and facilities, with Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. The village still retains a strong and active local community helped by retaining a good niche infrastructure with the benefit of a public house/restaurant, well stocked shop, primary school, doctor's surgery and even sports club.

DESCRIPTION

The property comprises of a three bedroom semi-detached house, being of traditional construction with the benefit of the recent installation of sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators. Particular notice is drawn to the extent of versatile living space at ground floor level, with the property having been extended and enhanced to a high specification. Throughout the property has been presented in an excellent decorative order with natural light and having well-proportioned rooms.

EXTERNALLY

The property is approached off Laxfield Road set well back and having large gardens to the front being predominantly laid to lawn, (there is the potential for gaining extensive off-road parking by way of the adaption of a dropped curb). The current occupiers are able to park their three cars either in the layby to the front of the property or just around the corner. There is good side access to the rear gardens, which are again found to be of a generous size being predominantly laid to lawn and enclosed by concrete posts and panel fencing. The gardens enjoy a south westerly aspect taking in all of the afternoon and evening sun whilst having a good deal of privacy/seclusion.

The rooms are as follows:

ENTRANCE HALL: 9' 1" x 5' 11" (2.77m x 1.81m) Access via a composite double glazed frosted door to front. Window to side. Good space for shoes and coats etc. Stairs rising to first floor level and replaced oak internal doors giving access to the reception room and kitchen/diner, (recently fitted carpeting being some three months or so old).

RECEPTION ROOM ONE: 10' 11" x 12' 11" (3.34m x 3.96m) With window to the front aspect enjoying a pleasing outlook down the road and overlooking a lovely assortment of period properties. A focal point of the room is the open fireplace, whilst being flooded by plenty of natural light.

KITCHEN/DINER: 11' 1" x 19' 4" (3.40m x 5.90m) Window to the side aspect. The kitchen is of a high specification offering an extensive range of wall and floor unit cupboard space with wood effect roll top work surfaces, breakfast bar, stainless steel sink with drainer mixer tap and NEFF combination oven, fitted dishwasher, inset NEFF five ring electric touch induction hob with extractor above and fitted fridge/freezer to side. Limestone flag tiling

flowing through. Further giving access to the utility and reception room two.

RECEPTION ROOM TWO: 11' 3" x 7' 10" (3.45m x 2.41m) Found to the rear aspect having views and direct access onto the rear gardens via French upvc double glazed doors. Vaulted ceiling with skylight above. Open arch connecting through to the kitchen/diner.

UTILITY: 11' 6" x 4' 9" (3.51m x 1.47m) With door to side giving external access and window to rear. Tiled flooring. Wood effect roll top work surface with inset stainless steel sink, space/plumbing below for automatic washing machine and tumble dryer etc. Secondary door giving access through to the shower room.

SHOWER ROOM: 11' 3" x 2' 9" (3.45m x 0.85m) With frosted window to the rear aspect and being a high specification suite with double tiled shower cubicle, low level wc, wash hand basin and heated towel rail.

FIRST FLOOR LEVEL: LANDING: 8' 7" x 6' 5" (2.62m x 1.96m) With window to the side aspect and stairs rising from ground floor level.

Replaced oak internal doors giving access to the three bedrooms and family bathroom. Built-in airing cupboard to side.

BEDROOM ONE: 11' 3" x 10' 3" extending to 12'7" (3.43m x 3.13m extending to 3.86m) With window to the rear aspect and being a spacious double bedroom enjoying elevated views over the rear gardens and fields beyond in the distance.

BEDROOM TWO: 10' 11" x 10' 4" extending to 12'7" (3.34m x 3.17m extending to 3.86m) With window to the front aspect being a large double bedroom.

BEDROOM THREE: 8' 0" x 8' 8" (2.44m x 2.65m) With window to the front aspect enjoying elevated views down the street.

BATHROOM: 5' 5" x 8' 7" (1.67m x 2.63m) With frosted window to the rear aspect being a high specification matching suite with panelled bath and separate electric shower over, low level wc, wash hand basin, heated towel rail and fully tiled.

OUR REF: 7353

AGENTS NOTE - It should be noted that one of the vendors of this property is a current employee of Whitley Parish Estate Agents.



Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

