



Cratfield Road,
Fressingfield, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS



Built in 1998 this beautifully presented four bedroom detached family home comprises spacious accommodation with kitchen/breakfast room, separate utility, study, dining room, sitting room and large conservatory. Located in an enviable location on the edge of the village of Fressingfield with fields beyond, the property enjoys an elevated position within a generous plot and boasts driveway parking, garage plus workshop and pretty gardens.

Accommodation comprises briefly:-

- Hallway
- Study
- Cloakroom
- Dining room
- Sitting room
- Spacious conservatory with Air Conditioning
- Kitchen/breakfast room and utility room
- Master bedroom with en-suite bathroom
- Three further bedrooms
- Bathroom
- Garage and workshop
- Ample driveway parking
- Pretty gardens

The Property

The front door opens into an entrance porch with tiled floor, door on right hand side to cloakroom and a study to the left hand side with window to front. A glazed door from here leads into a light and spacious entrance hallway with window to front and stairs rising to the first floor accommodation. The kitchen/breakfast room boasts a sunny dual aspect and comprises an excellent range of wood effect wall, base and drawer units incorporating breakfast bar, granite effect worktop and upstand, 1 ½ bowl Carron Phoenix sink with hot and cold mixer tap over, integrated fridge and dishwasher and space for range cooker with extractor hood over. A useful utility room comprises half glazed door to side return, wall mounted oil fired boiler and a further matching range of wall and base units with granite effect worktop over, inset stainless steel sink and drainer and space and plumbing below for washing machine and tumble dryer. Also enjoying a dual aspect, the sitting room benefits from a fireplace with grate for open fires in wooden surround and accesses the large conservatory via sliding doors as well as the dining room which in turn also benefits from access from the hallway.

Stairs rise to an unusually spacious, light and airy landing with window to front, access hatch to loft space and airing cupboard housing hot water tank. A fabulous master bedroom enjoys views over the garden as well as window to side, is fitted with a good range of inbuilt cupboards and boasts a newly refitted and fully tiled en-suite shower room. Three further double bedrooms benefit from inbuilt cupboard storage and share a good sized, well appointed bathroom comprising large corner bath with shower over, WC and pedestal wash basin.

Location

The property is located on the edge of the desirable village of Fressingfield. 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 which is open from 6:30 am to 8:00 pm and the 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.

Cratfield Road, Fressingfield







Outside

The property is approached via a large gravelled driveway which provides parking for numerous vehicles and accesses the garage/workshop. Fitted with twin up and over doors and power and light connected, the workshop has personal door to side. A pretty and well tended garden to the front of the property comprises some well stocked borders with the remainder laid to lawn.

Gated access on both sides of the property lead round to a large and sunny patio area, ideal for outside entertaining and from which steps lead up through a retaining wall to an extensive lawned area from which lie fields beyond. Fenced on both sides, this pretty, south facing garden is planted up with a variety of apple trees, comprises established borders stocked with roses, clematis and a good variety of perennials and four raised vegetable beds.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating.
All mains connected.
EPC - tbc

Local Authority:

Mid Suffolk District Council
Tax Band: E
Postcode: IP21 5QD

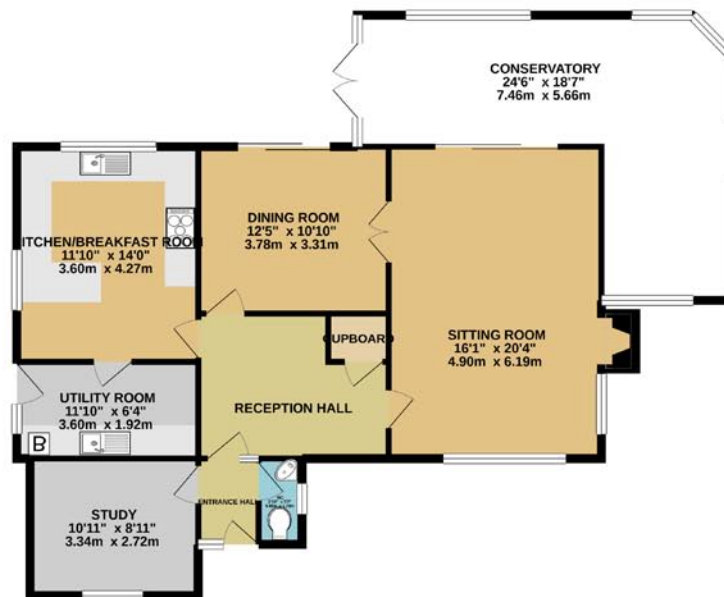
Tenure

Vacant possession of the **freehold** will be given upon completion.

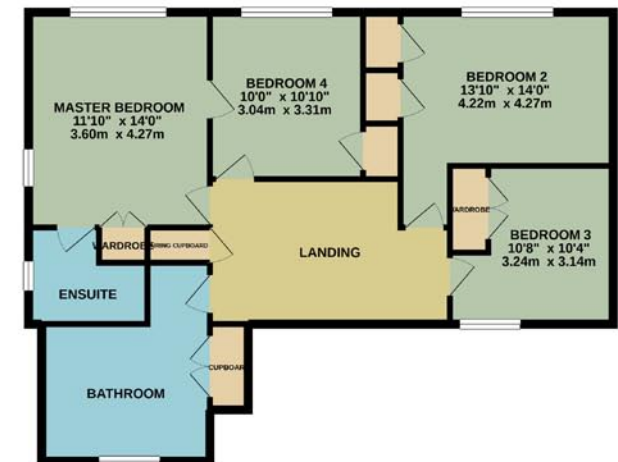
Agents' Note

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.

GROUND FLOOR
1208 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.4 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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Guide Price: £485,000

To arrange a viewing, please call 01379 882535

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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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