



4 SANCROFT WAY

FRESSINGFIELD, EYE, IP21 5QN



A spacious detached family house with a delightful garden in a cul-de-sac location in the highly sought-after village of Fressingfield.

The property is a spacious and versatile detached family home, located in a residential cul-de-sac location within the highly sought-after village of Fressingfield. The house has been improved by the current vendor and has the benefit of an integral garage and a delightful rear garden.

There is a useful porch on the front of the property. The inner front door opens to the entrance hall. To one side is a spacious open plan kitchen/dining room. The kitchen is fitted in a range of white wall and base units with a central island. There is a rear door opening to the garden. The dining area is to the front. There is a spacious sitting room which opens to a further reception room that could be used for a variety of purposes. It has French doors to the garden. There is a cloakroom with a door to the integral garage. On the first floor are 5 bedrooms with one currently being used as a study, plus a family bathroom with separate shower cubicle.

In front of the garage is a gravel driveway for two cars and there is a large border to the front of the

property with an array of shrubs. The rear garden is a delightful feature with paved patio for alfresco dining, lawn area and garden shed. There are established trees and shrubs given a lovely mixture of sun and shade.

LOCATION

Fressingfield is an attractive village which is close to the pretty market towns of Diss and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages.

SERVICES

Electric heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band D

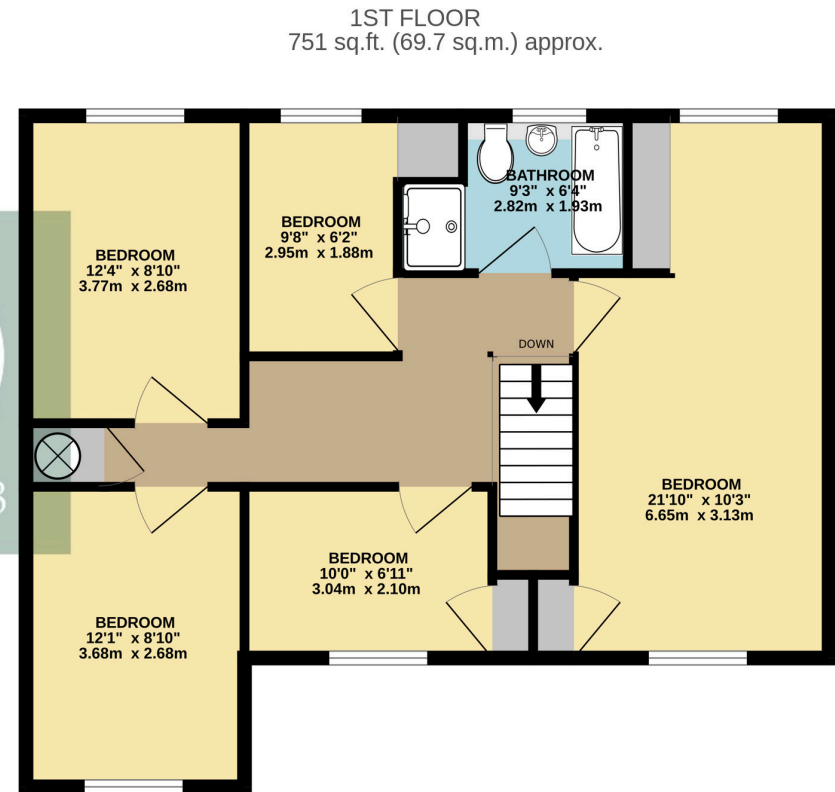
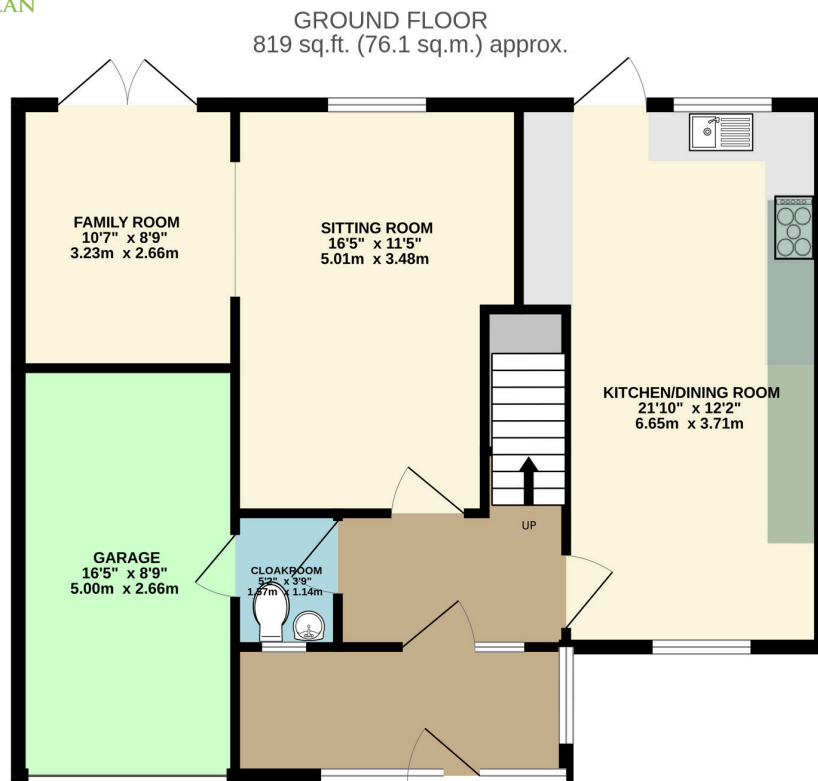








FLOOR PLAN



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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