



Helios Cottage  
School Lane  
Fressingfield  
IP21 5RU

Asking price: £525,000





- Detached modern Bungalow
- 3 double bedrooms
- Kitchen/breakfast room
- Over 1600 sq.ft of accommodation
- Oil fired central heating
- Rear garden with good degree of privacy
- Living room and large Family Room
- No onward chain

## Location

Fressingfield is a vibrant village and very popular for a number of reasons, one of which is its good range of services including village convenience store, public house (The Swan) and The Fox & Goose restaurant, village school and other small businesses. Fressingfield is a pretty village, set in an elevated position in the Waveney Valley, with the market town of Harleston just 4 miles away, and the larger South Norfolk town of Diss with its mainline rail service to London Liverpool Street 11 miles away. The Suffolk coastline (Southwold and Aldburgh) is also reachable within a 20 minute drive.





## The Property

The bungalow offers an excellent amount of internal space (1600 sq.ft) and has a popular layout that buyers look for. The rooms are spacious and well-proportioned, with sizeable 17' living room and a large family room (which was originally the double garage). In total there are three double bedrooms (en-suite off main bedroom) and a supporting main bathroom which also has a shower cubicle.

## Outside

Large gravel driveway to the front with various mature shrubs and hedging to front boundary. The rear garden has a lovely mature feel with good privacy; having a lawn, shed, summer house, numerous trees and shrubs to borders. A patio area provides the perfect place for al fresco dining.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating system

**How to get there – What3words:**  
footpath.easygoing.loft

## Viewing

Strictly by appointment with TW Gaze.

**Tenure: Freehold**

**Council Tax Band: E**

**Ref: 2/19492/RM**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 155.8 sq. metres (1676.8 sq. feet)

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