

An exceptionally well appointed, three-bedroom, modern semi-detached home, located close to the heart of the popular village of Fressingfield.

Offers In Excess Of
£275,000 Freehold
Ref: P7045/B

4 Oatfields
Fressingfield
Eye
Suffolk
IP21 5QW



Entrance hall, downstairs cloakroom and open plan kitchen/sitting/dining room.

Two double bedroom, a single bedroom and family bathroom.

Utility room, single garage and off-road parking.

Garden to front and good-sized enclosed garden to rear with field views.

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Location

4 Oatfields is located close to the centre of the village, within walking or cycling distance of all that community has to offer. Fressingfield benefits from excellent local facilities including a Church of England primary school, nursery, The Swan public house, the Fox & Goose public house, a well-stocked shop, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter benefitting from regular direct rail services to London's Liverpool Street that take approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles.

Description

4 Oatfields is a modern semi-detached property that was built during the 1980s and has brick elevations under a pitched tiled roof. It has been completely renovated and refurbished during the current vendor's tenure and now offers well-presented and open plan living accommodation. The sitting room is dual-aspect with French doors that open out to the garden, revealing the uninterrupted field views beyond. The kitchen is well-appointed with ample storage. There are three first floor bedrooms and a family bathroom. The property benefits from modern UPVC double-glazing throughout, as well as electric storage heating. There is a single garage to the side with a separate utility room to the rear, and a driveway providing off-road parking.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Porch

A further front door opens to the

Entrance Hall

Engineered oak flooring and night storage heater. Stairs to the first floor landing. Large understairs cupboard with hanging rail and shelving. Doors open to the kitchen/sitting/dining room and

Downstairs Cloakroom

Window to front with obscured glazing. Close-coupled WC and vanity basin with mixer tap over, tiled splashback and cupboards under. Mirror-fronted cupboard above. Recessed lighting and engineered oak flooring.

Kitchen/Sitting/Dining Room 20'8 x 10'4 (6.30m x 3.15m) and 19'0 x 7'0 (5.79 x 2.13m)

Window to front and French doors to rear. Night storage heaters and recessed lighting.



An opening leads through to a galley-style kitchen, which has a window to rear and a matching range of fitted wall, base and display units. Rolltop work surface incorporating a single-drainer composite sink unit with mixer tap over and tiled splashback. Integrated dishwasher and fridge. Four-ring induction hob with electric oven under and extractor hood over. Range of cupboards and pan drawers.



The stairs in the entrance hall rise to the

First Floor

Landing

Window to side and hatch to loft with loft ladder. Doors lead off to the bedrooms and family bathroom.

Bedroom One 11'0 x 10'6 (3.35m x 3.20m)

A good-sized double with window to rear and far reaching rural views. Electric panel heater.



Bedroom Two 10'4 x 9'5 (3.15m x 2.87m)

A further double-bedroom with window to front and electric panel heater.



Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)

Window to rear, electric panel radiator, engineered oak flooring and built-in mirror-fronted wardrobe with hanging rail and shelving.



Family Bathroom

Window to front. Panelled bath with mixer tap over and shower attachment in tiled surround, quadrant corner shower unit with mains-fed drencher shower and hand-held attachment, pedestal hand wash basin with tiled splashback, and close-coupled WC. Heated chrome towel radiator, mirror-fronted cupboard and recessed lighting.



Outside

The property is approached from the highway via a path that leads over an open plan front garden to the front door. There is a driveway for off-road parking and a single attached garage, which measures 15'0 x 9'0 and has a 7'0 up-and-over door to the front, with power and light connected. Gated access to the side of the garage leads to the rear garden. This is mainly laid to lawn and enclosed by hedging and panelled fencing, with established shrubs and landscaped borders. There is a timber shed and a paved terrace abutting the rear of the house, with an outside tap. There are views from the garden across the fields.

To the rear of the garage is a separate **utility room**. This consists of a lean-to extension measuring 9'0 x 7'0, which is of UPVC construction with power and light connected. It contains a matching range of fitted wall and base units with a stainless steel single-drainer sink unit, space and plumbing for washing machine, and space for fridge freezer.



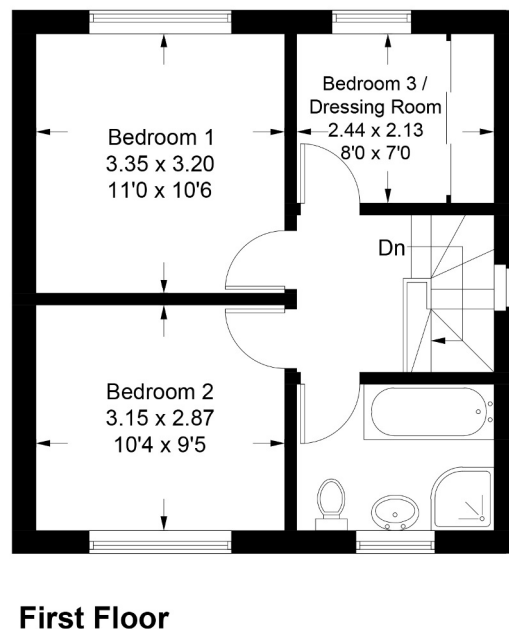
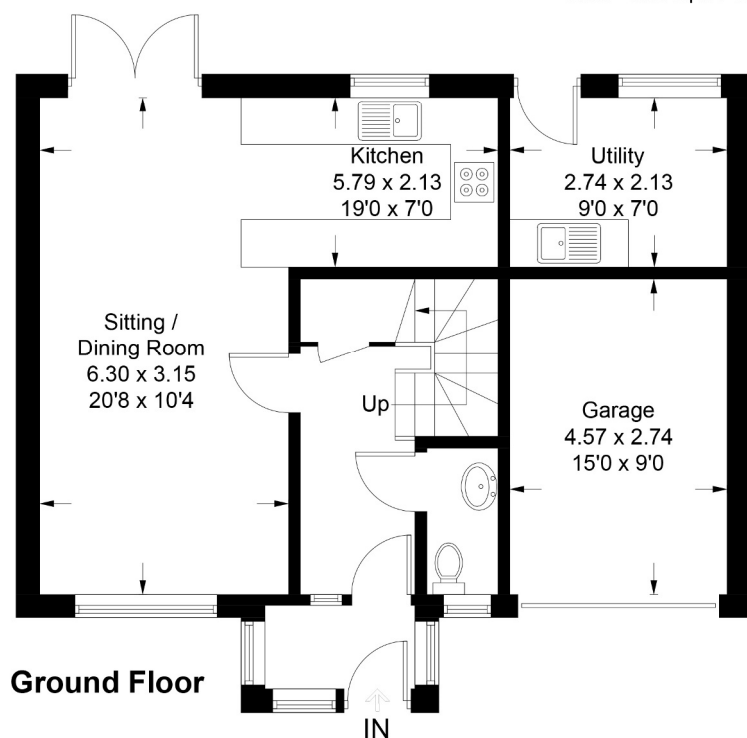
4 Outfields, Fressingfield

Approximate Gross Internal Area

82.1 sq m / 884 sq ft

Garage = 11 sq m / 118 sq ft

Total = 93.1 sq m / 1002 sq ft



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Viewing Strictly by appointment with the agent. Please adhere to current Covid guidelines.

Services Mains water, drainage and electricity.

EPC Rating D (full report available from the agent).

Council Tax Band C; £1,786.65 payable per annum 2023/2024.

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

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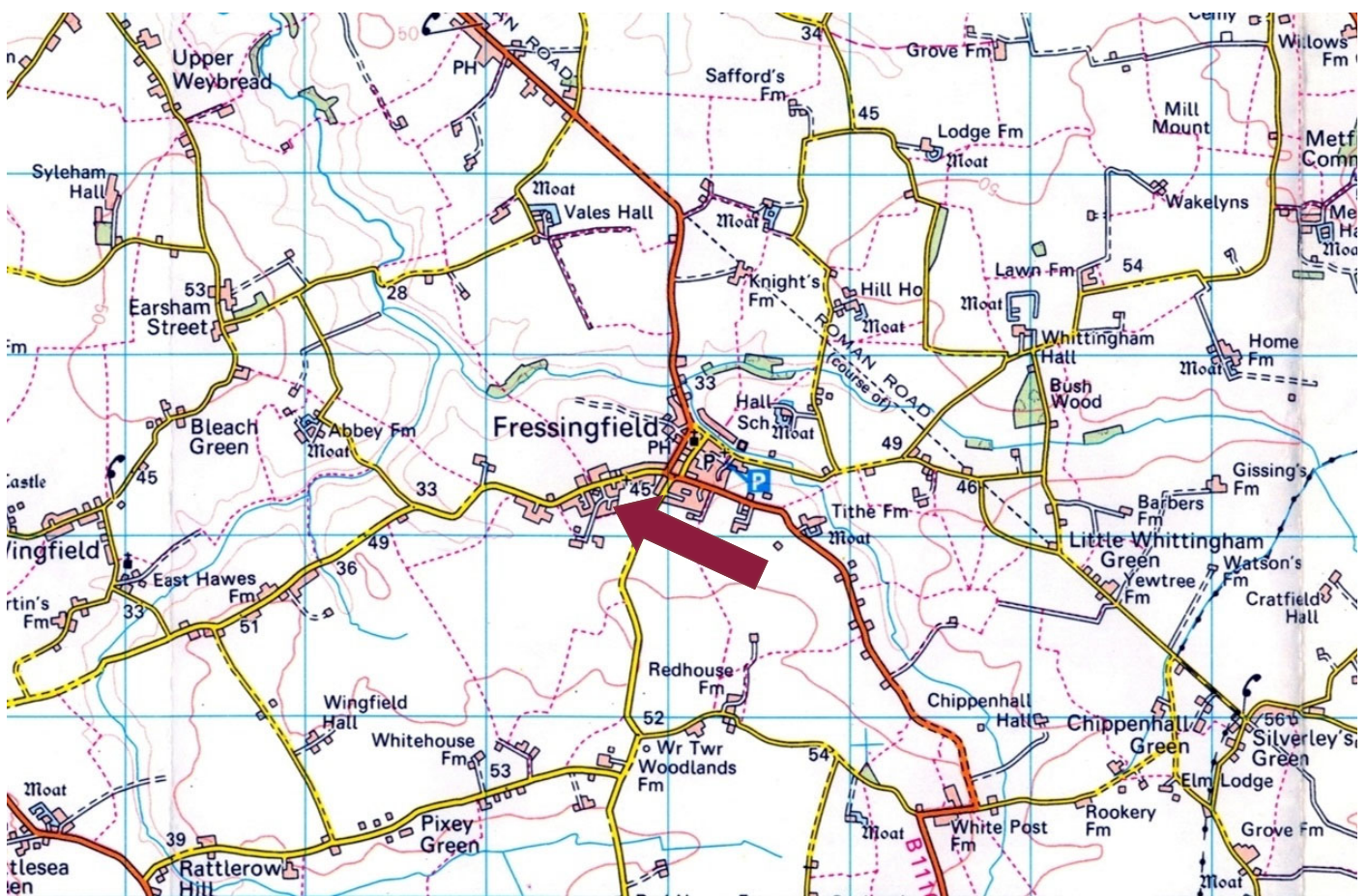
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2023

Directions

Heading into Fressingfield on the B1116 from the direction of Harleston, pass The Swan Inn and Fox & Goose on the left, and take the right hand turning onto New Street. Continue along the road for approximately quarter of a mile, passing the shop on the left, and take the left hand turning onto Priory Road, opposite the medical centre. Take the second turning on the right into Oatfields and the property can be found on the left hand side. For those using the What3Words app: [///wimp.reef.marathon](http://www.what3words.com////wimp.reef.marathon)



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