

*A four bedroom detached house,
presented to a particularly high
standard, situated close to the centre
of the popular village of
Fressingfield*

Guide Price
£485,000 Freehold
Ref: P7428/C

2 Post Mill Lane
Fressingfield
Suffolk
IP21 5BL



Hallway, cloakroom, kitchen/breakfast room, dining room and sitting room.

Bedroom One with en-suite shower room. Three further bedrooms and bathroom.

Off-road parking and garage.

Well maintained, private gardens.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

2 Post Mill Lane sits in a particularly good location within the village immediately adjacent to the doctors surgery and within walking distance of the village shop, primary school and two public houses, The Swan and the Fox & Goose. 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

This most appealing and attractive detached house was constructed in 2010 and is of block construction with part-brick and part-rendered elevations under a tiled roof. It is presented to a particularly high standard and benefits from UPVC double glazed windows and doors throughout as well as an oil fired central heating system.

A porch with front door leads to the hallway, where there are stairs to the first floor and an understairs cupboard. The dual aspect kitchen/breakfast room is fitted with a stylish range of high and low level wall units. There is an integrated electric oven, fridge/freezer, dishwasher and washing machine. A cupboard also houses an oil-fired boiler which is serviced annually. There is ample space for a breakfast table and there is a door to the exterior. Also off the hallway is a cloakroom with WC, a spacious dual aspect dining room with French doors to the garden and a sitting room, again with French doors leading out to the patio and garden.

On the first floor there is an airing cupboard with pressurised hot water cylinder. There are four bedrooms that could be used as doubles, the principal of which has built-in wardrobes and an en-suite shower room. In addition is a bathroom.

The Outside

The property is approached off Post Mill Lane, which is a no-through road, on to a block paved parking area. This leads to a single garage that is of brick and block construction under a tiled roof. It has a remote controlled roller shutter door to the front and a personnel door to the rear garden.

Adjacent to the parking area are a lawn and beds enclosed by mature hedging. A gate leads to the main garden. The main garden measures approximately 50' x 30' and is enclosed by fencing and brick walls as well as mature shrubs and beds. It is predominantly laid to lawn and is home to a summer house. In addition, accessed via a path to the rear of the house is a useful working area where the oil tank is located and which is also home to a garden shed, greenhouse and has space for the bins. In all, the grounds extend to approximately 0.1 acres.





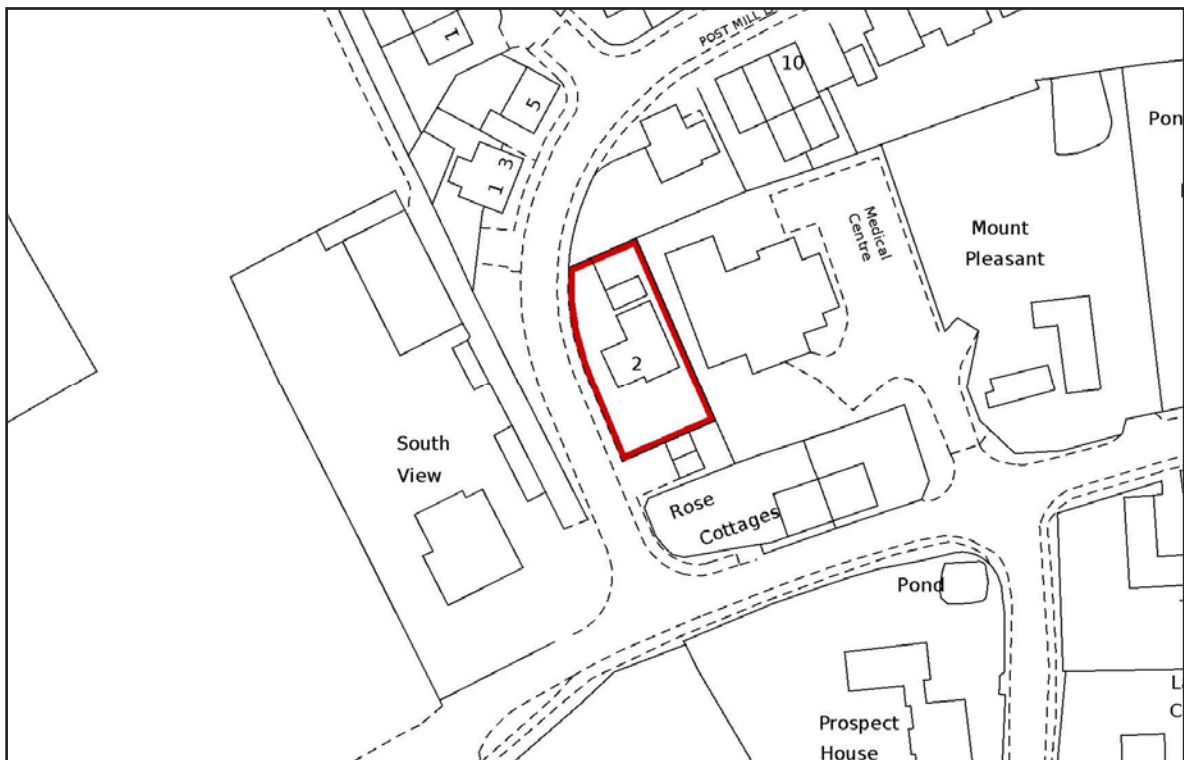






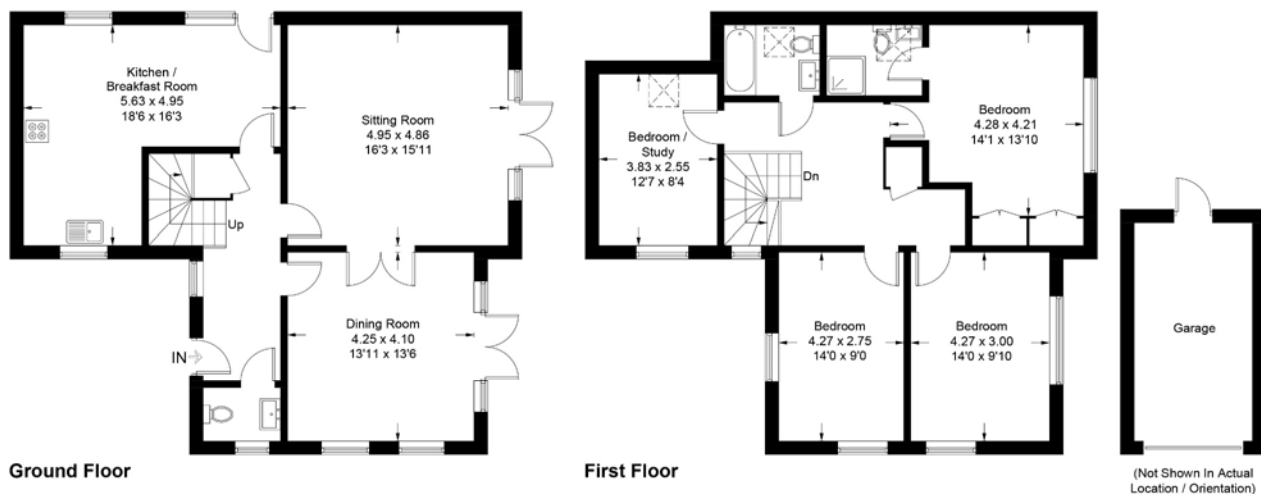






2 Post Mill Lane Fressingfield

Approximate Gross Internal Area = 161.7 sq m / 1740 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

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

Broadband The vendors have informed the agents that the broadband speed is approximately 35mbps. To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C

Council Tax Band E; £2,572.73 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

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.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

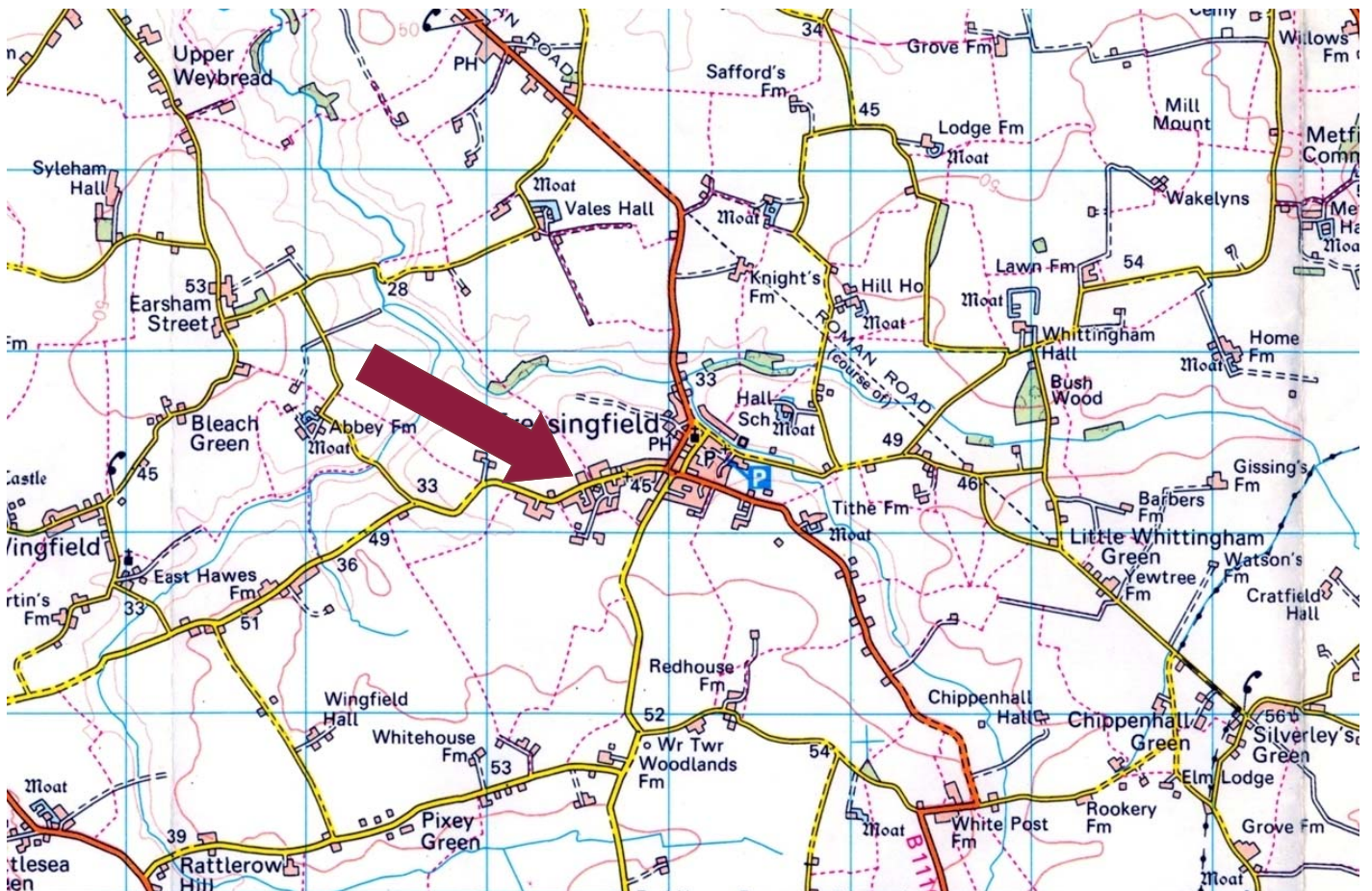
4. There is a restrictive covenant that means that the property must not be used for a business nor must a caravan, horse box, trailer or boat be stored on the property. This is standard for the majority of modern developments.

August 2024

Directions

Proceeding into Fressingfield along the B1116, at the right hand bend turn left (straight) and proceed past the village shop. Just after the doctors surgery, turn right onto Post Mill Lane where number 2 will be found on the right hand side.

What3Words location: [///downfield.requested.zips](http://downfield.requested.zips)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.