



School Lane | Fressingfield | IP21 5RU

Offers Over £500,000

twgaze

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Spacious and energy efficient detached bungalow (EPC: B rated). 3 bedrooms with en-suite off main bedroom. Living Room with bi-folding doors. Kitchen with integrated appliances. Landscaped rear garden. Field views to rear. Double garage with EV charge point. Village location. No onward chain.

Council Tax: E

- Spacious detached bungalow
- Built circa 2023 (EPC: B rating)
- 3 bedrooms with en-suite
- Living Room with bi-folding doors onto garden
- Kitchen with integrated appliances and good size dining area
- Double garage with EV (electric vehicle) charging point
- Landscaped rear garden with field views beyond
- Utility and separate cloakroom
- No onward chain

## Location

The bungalow is set on a small, mixed development at the end of School Lane, Fressingfield. This mid Suffolk village is found just a few miles south of the A143 and 5 miles from the popular Market town of Harleston and all its useful amenities. Fressingfield has a good selection of day to day facilities, including a general convenience store, pre-school nursery, medical centre, church, Baptist chapel and two popular Public House/Restaurants (The Fox & Goose and The Fressingfield Swan).





### The property

Built in approximately 2023, this comfortable detached bungalow offers a range of excellent modern features associated with a warm and energy efficient home, including EV (Electric Vehicle) charging point, Air Source heating, good double glazing and thick levels of insulation. The property is clean and neutrally decorated throughout with a functional layout, as can be seen on the floor-plan. The living room is nicely proportioned, creating a lovely bright space, with bi-folding doors opening onto the sunny rear garden; whilst the stylish kitchen/diner benefits from a range of integrated appliances, along with a supporting utility room which has an inner door leading through to the pitched double garage with electric roller door. In total there are three bedrooms with an ensuite off the main bedroom. Off the inviting entrance hallway is a bathroom and separate WC.

### Outside

Hard standing driveway which caters for a number of vehicles; this leads to the double garage. The frontage is laid to lawn and edged with timber knee rail fencing surround. A side gate allows access to the landscaped rear garden, which is enclosed and comprises areas of lawn, neat flower borders, patio and a useful store shed. Beyond the rear boundary are impressive field views.

### Agent note

The trees beyond the rear fence line are within the curtilage of the bungalow and are protected with Tree Preservation Orders (TPOS's)

### Services:

Mains water, drainage and electricity. Air Source Heat pump and central heating system.

### How to get there

W3W: /// permanent.label.employer

### Viewing

Strictly by appointment via TW Gaze

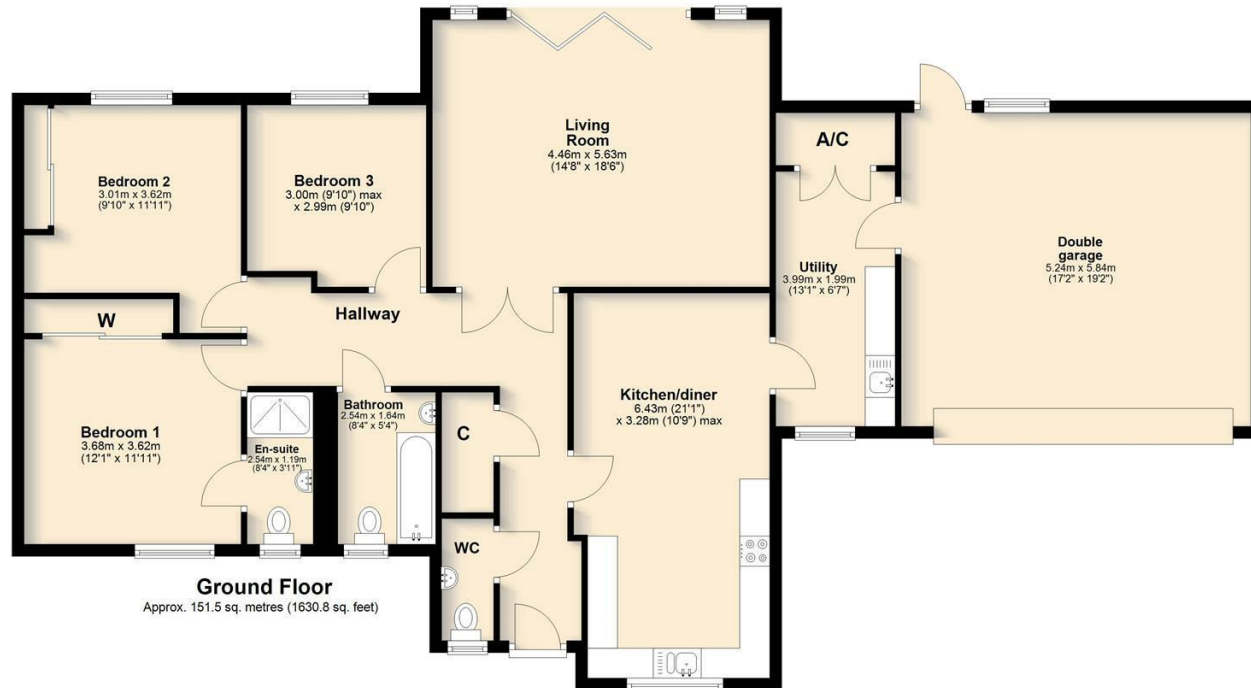
### Freehold

### Council Tax: E

### Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20158/RM



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			<b>95</b>
(91-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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