

Whittley  
Parish



WP

# Victoria Terrace, Fressingfield

Guide Price £280,000 - £290,000

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Located within the traditional and sought after village of Fressingfield, the property enjoys a pleasing position found upon a tranquil lane in the centre of the village looking out to the church. Fressingfield offers a beautiful assortment of many period and historic properties surrounded by the idyllic rural countryside on the north Suffolk borders and lying some 12 or so miles to the east of Diss and just 4 miles to the south of Harleston, both being established market towns offering a variety and extensive range of many day to day amenities and facilities, with Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool and Norwich. Fressingfield still retains a strong and active local community helped by retaining a good niche infrastructure with the benefit of a public house/restaurant, well stocked shop, primary school, doctor's surgery and sports club.

The property comprises a three bedroom semi-detached cottage with a historical charm from the 1800s and a modern addition from the 1970s being of clay lump and brick construction under a pitched clay tiled roof and heated by an oil fired central heating boiler via radiators. The property also features sealed unit UPVC windows and doors, providing energy efficiency. Inside, the space is well presented and spacious, with generously sized rooms and plenty of natural light. Additionally, there is ample built-in storage cupboard space available.

Situated on a large plot measuring approximately 0.14 acres. The house is accessed via a small lane and has ample off-road parking on a sturdy driveway leading to the detached garage. The majority of the gardens are laid to lawn and are enclosed by concrete post and panel fencing. There are two useful brick outbuildings. The property also offers elevated views of the village and its historical church.

#### **SERVICES:**

Drainage - mains

Heating - oil

EPC Rating - E

Council Tax Band - C

Tenure - Freehold





- Plot size approx 0.14 acre (sts)
- Detached garage
- Approx 980 sq ft
- Elevated views over village
- Well served village
- Freehold
- Council Tax Band C
- Guide Price £280,000 - £290,000

### Energy Efficiency Rating

