



The Manse Gull Street, Fressingfield

£475,000 Freehold

Guide Price : £475,000 - £500,000. Positioned in one of Fressingfield's most desirable locations, this detached bungalow offers generous living space, landscaped gardens and open field views across a quarter-acre plot. Set on an elevated stretch of Gull Street, it enjoys excellent privacy, ample parking and a real sense of space both inside and out. The interior features an open-plan kitchen and lounge, characterful wood-burning stoves and a layout that works effortlessly for family life or entertaining. Four spacious bedrooms, including one with annexe potential, offer versatility for guests, multi-generational living or homeworking. A rare opportunity to secure a substantial, well-located home in a consistently sought-after village setting.

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The Location

Gull Street places you in the heart of Fressingfield, a village that blends the calm of the countryside with everyday practicality. Daily essentials are within walking distance, including a well-stocked convenience store and the local surgery—ideal for those who value ease and accessibility. Quiet country lanes



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Gull Street places you in the heart of Fressingfield, a village that blends the calm of the countryside with everyday practicality. Daily essentials are within walking distance, including a well-stocked convenience store and the local surgery—ideal for those who value ease and accessibility. Quiet country lanes and scenic field views surround the village, creating a setting that feels grounded without feeling remote.

The Fox and Goose is a highlight of village life—an award-winning pub that's earned a glowing reputation for exceptional food and a warm, relaxed atmosphere. It's a place where conversations flow easily, tables fill quickly, and visitors often return. For those with an active lifestyle, Fressingfield also offers sports facilities including a playing field and tennis courts, as well as various local clubs that bring residents together beyond the everyday.

The village is particularly well-suited to families, thanks to its respected primary school that's known for its strong community links and welcoming environment. Churches add a layer of local identity and heritage, giving the village a sense of rhythm and tradition that continues across generations. You'll often be greeted by familiar faces—this is a place where people make the effort to connect.



Despite its countryside character, Fressingfield is well-positioned for wider access. A short drive leads to Harleston, with its eclectic mix of shops, lively market, and independent cafes. Well-maintained roads connect easily to Suffolk and Norfolk's key towns and attractions, making both commuting and weekend travel refreshingly straightforward.

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Tucked away in the desirable and well-connected village of Fressingfield, this unique detached bungalow offers a rural setting and modern convenience. Set on approximately a quarter of an acre (stms) of beautifully landscaped gardens, this home delivers impressive space both inside and out. From the moment you arrive via the long private drive, you'll appreciate the generous off-road parking and the sense of seclusion that this elevated plot provides—ideal for families, pet owners or anyone valuing privacy.

Internally, the property opens into an open-plan kitchen and lounge area that's perfectly designed for entertaining or family living. Warm wood flooring flows throughout, complemented by two characterful wood-burning stoves—one in the dining room and another in the lounge—creating a cosy, welcoming feel.

The kitchen is both stylish and practical with ample fitted storage, space for a range-style cooker, integrated dishwasher and a walk-in pantry. A separate utility room enhances functionality, keeping laundry out of the main living spaces.

Offering four generously sized bedrooms, this home effortlessly accommodates family life or visiting guests. One end of the property presents the opportunity for conversion into a fully self-contained annex, featuring a spacious lounge, bedroom, kitchen-dining area, and shower room. This versatile space could easily accommodate a variety of needs, from multigenerational living to a private rental unit.

Outside, the garden is a highlight. Fully enclosed by timber fencing and thoughtfully landscaped, it's an incredibly safe and secure space for children and dogs to enjoy. A large terrace with a pergola provides the perfect setting for alfresco dining, while the backdrop of sweeping views over surrounding farmland creates a peaceful atmosphere with no overlooking properties.

The property also boasts a greenhouse, a well-sized shed, and expansive lawned areas that not only enhance the outdoor appeal but also offer ample space for potential development or simply creating a relaxing atmosphere.

In addition to the four bedrooms, the property includes an independent office space with its own external access, offering a quiet and productive environment for remote working. This versatile room is seamlessly integrated into the property, yet provides the option to be transformed into a fifth bedroom if needed, further enhancing the home's flexibility.

With its versatile layout, annexe potential, field views and exceptional outdoor space, this detached bungalow is a rare opportunity in a highly regarded village setting. Perfectly suited to growing families or those looking for a quieter pace of life without compromising on space or style.

Agents Note

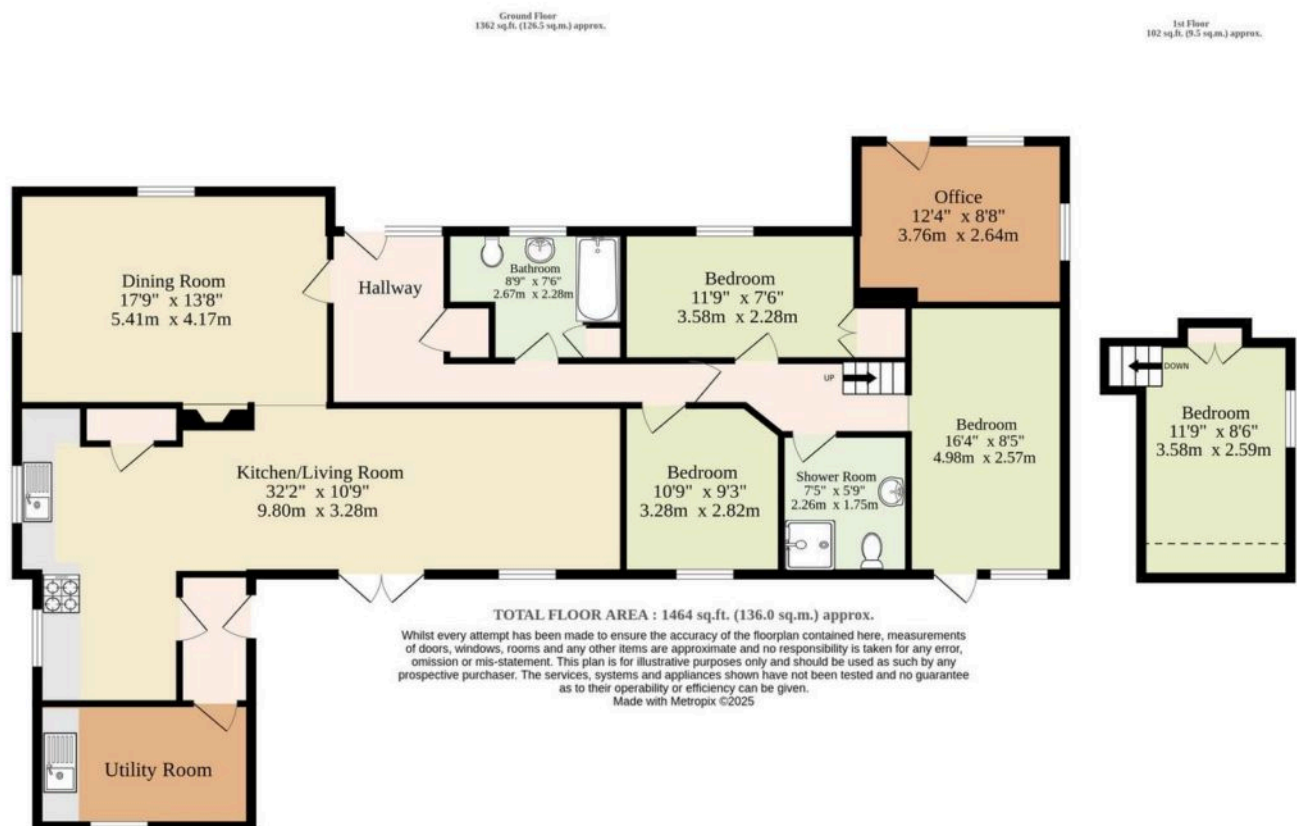
Sold Freehold

Connected to oil-fired heating - alongside remaining mains services

Shared Driveway - Access to the cemetery

Council Tax band: D

Tenure: Freehold



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