



2 Post Mill Lane, Fressingfield

Eye



Offers in Region of £475,000  
Minors & Brady



## 2 Post Mill Lane

Fressingfield, Eye

At the end of a quiet cul-de-sac in the sought-after Suffolk village of Fressingfield, this exceptional detached home delivers a lifestyle of understated elegance and versatility. Built in 2010, it combines modern craftsmanship with the warmth of a true family home—offering spacious, light-filled interiors designed to adapt effortlessly to changing needs. Whether hosting guests in the formal dining room, relaxing by the feature fireplace in the generous sitting room, or enjoying seamless indoor-outdoor living via French doors to the private garden, this property is tailored for both comfort and occasion. A superbly appointed kitchen, four double bedrooms, including a luxurious en-suite, and a choice of flexible living areas underscore the home's thoughtful design. Complete with a detached garage, off-road parking, and a beautifully maintained garden with summerhouse, this is village living at its finest—refined, relaxed, and ready to enjoy.



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Fressingfield, Eye

- Detached residence built in 2010, positioned down a quiet cul-de-sac in the Suffolk village of Fressingfield
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Formal dining room encouraging intimate family meals or gatherings, with the option to be a home office, playroom or an additional bedroom if required
- A generous size sitting room, accentuated by a decorative feature fireplace and French doors out to the garden, inviting relaxation and entertaining
- L-shaped kitchen/breakfast room equipped with quality cabinetry, an integrated double oven, an induction hob, a built-in dishwasher, a fridge/freezer and a washing machine/tumbler dryer
- Four double bedrooms, a private en-suite and a modern family bathroom
- A private, well-maintained garden featuring a patio area for seating arrangements, a laid to lawn, planted beds and a summerhouse
- A driveway providing off-road parking and a detached garage with an electric roller door, ideal for storage options
- Short distance to the village amenities, including a general store, a chapel, a primary school, a pub and a social club



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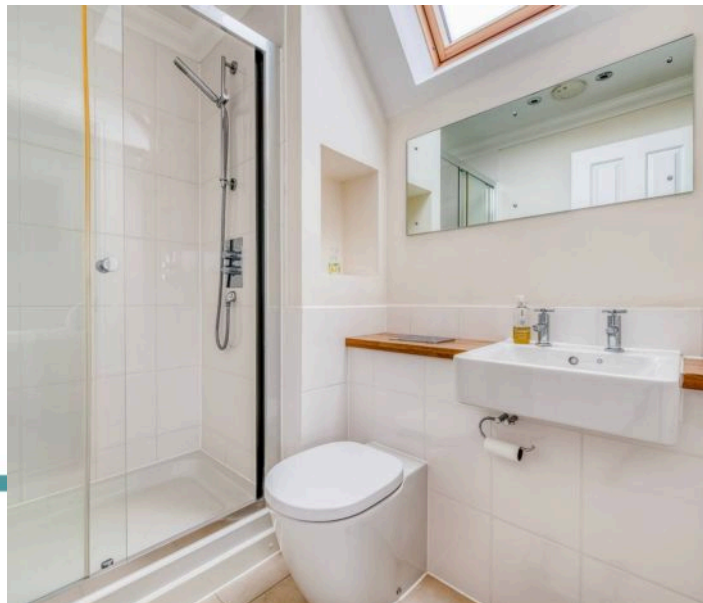
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### Location

Post Mill Lane is a charming residential street located in the picturesque village of Fressingfield, nestled in the rural heart of Suffolk. This peaceful lane is set within walking distance of the village centre, which offers a close-knit community atmosphere alongside a modest selection of amenities. Local shops include a well-stocked village store and delicatessen, providing everyday essentials and local produce. The village is also home to two highly regarded eateries: the award-winning Fox & Goose restaurant and the more casual Swan Inn, both popular with locals and visitors alike. For families, Fressingfield Church of England Primary School is located nearby, enjoying a good reputation and forming part of the local education network.

Healthcare needs are served by the Fressingfield Medical Centre, a well-established GP practice offering a range of services, and there is a pharmacy adjacent to the surgery. While Fressingfield enjoys a tranquil, rural setting, it remains reasonably connected via local roads to nearby towns such as Harleston (approx. 6 miles) and Eye, and larger hubs like Diss, which offers regular rail services to Norwich, Ipswich and London Liverpool Street. Although public transport is limited, there are local bus services and community transport options, and the surrounding countryside provides scenic routes for walking and cycling.



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From the moment you step into the welcoming entrance hall, there's a clear sense of light and space. The hallway, bright and airy, sets a warm tone for the rest of the home and includes a convenient WC for guests. Just off the hall lies the formal dining room—a perfect setting for family meals, dinner parties, or festive gatherings. Alternatively, this adaptable space could be transformed into a playroom, home office, or even an additional bedroom, depending on your family's needs.

Double internal doors open into the generous sitting room, where a decorative feature fireplace adds character and warmth. French doors lead directly onto the garden, seamlessly blending indoor and outdoor living and creating an inviting environment for relaxing or entertaining year-round.

At the heart of the home, the L-shaped kitchen/breakfast room combines practicality with style. Fitted with high-quality wall and base cabinetry, and a full range of integrated appliances, including a double oven, induction hob, built-in dishwasher, a fridge/freezer, and a stacked washing machine/tumble dryer—it's a space designed for both functionality and family life.

Upstairs, four spacious double bedrooms provide ample room for every member of the household. The principal bedroom enjoys the privacy of its own en-suite shower room, while a sleek, modern family bathroom serves the remaining bedrooms.



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Outside, the lifestyle appeal continues. The private rear garden is a delightful mix of patio seating area, lawn, and well-tended planted beds, ideal for al fresco dining, weekend barbecues, or simply enjoying the peaceful surroundings. A summerhouse adds further charm and usability, perfect as a garden retreat, hobby space or extra storage. Down the side of the residence is a work area, left by the current owners, along with a greenhouse and a shed for storing your gardening equipment.

The home also benefits from a private driveway offering off-road parking and a detached garage with an electric roller door, providing secure storage or workshop potential. Energy efficiency and comfort are assured through UPVC double glazed windows and doors throughout, along with an oil-fired central heating system.

### Agents note

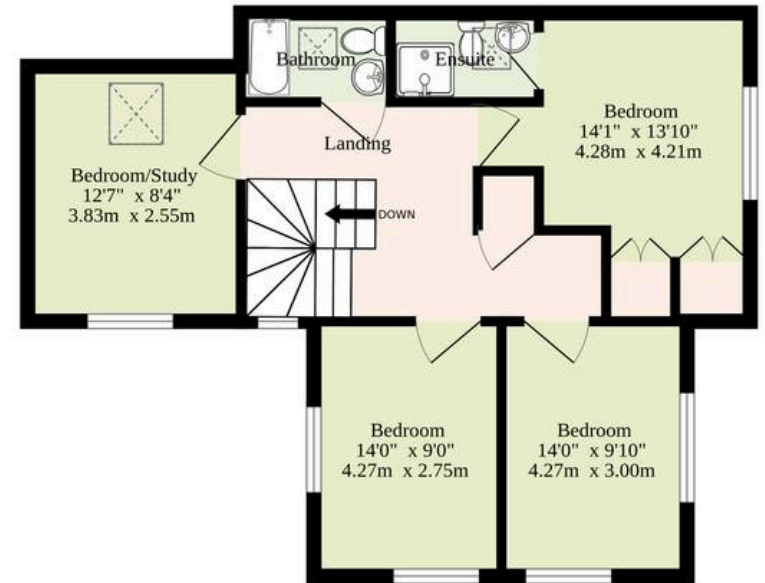
Freehold



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**Ground Floor**  
982 sq.ft. (91.2 sq.m.) approx.

**1st Floor**  
771 sq.ft. (71.6 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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