



4 Laxfield Road, Fressingfield

Eye



Minors & Brady

4 Laxfield Road

Fressingfield, Eye

This deceptively spacious three-bedroom semi-detached home offers generous living, a substantial south-facing garden, and ample parking in a sought-after village setting. Located in the heart of Fressingfield, the property combines practical family accommodation with scope for further improvement. Inside, a bright sitting room with a striking navy-painted chimney breast leads through to a large, country-style kitchen/diner, ideal for everyday living and entertaining. The home also benefits from a useful rear utility/porch and WC, presenting an opportunity for enhancement. Upstairs, three comfortable bedrooms and a main shower room are complemented by soft carpeting. Outside, the expansive south-facing garden and large driveway for multiple vehicles complete this appealing village home.

- Spacious three-bedroom semi-detached home
- Quiet and desirable village location in Fressingfield
- Large south-facing rear garden with excellent potential
- Substantial tarmac driveway providing parking for multiple vehicles
- Bright sitting room with stylish navy-painted chimney breast
- Generous kitchen/diner in a classic country style
- Varied tiled backsplash adding character to the kitchen space
- Useful rear utility/porch area with scope for improvement
- Ground floor WC for added convenience
- Comfortable interiors with soft carpeting to bedrooms and practical hard flooring in high-use areas





M&B

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The Location

Laxfield Road is a charming residential street located in the picturesque village of Fressingfield, nestled in the rural heart of Suffolk. This peaceful setting is 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, with a pharmacy conveniently located next door. While Fressingfield enjoys a tranquil, rural setting, it remains reasonably well-connected via local roads to nearby towns such as Harleston (approximately 6 miles) and Eye, as well as larger hubs like Diss, which provides regular rail services to Norwich, Ipswich, and London Liverpool Street. Although public transport options are limited, there are local bus services and community transport schemes available, and the surrounding countryside offers an abundance of scenic routes for walking and cycling.



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Laxfield Road, Fressingfield

This well-proportioned three-bedroom semi-detached home is set within the peaceful Suffolk village of Fressingfield, offering generous living space, a large garden, and excellent potential for buyers looking to personalise. Positioned in a quiet setting, the property also benefits from a substantial tarmac driveway, providing off-road parking for multiple vehicles.

The ground floor accommodation begins with an entrance hall leading into a comfortable sitting room, featuring a front-facing window that allows for plenty of natural light. A standout feature of this space is the navy-painted chimney breast, which adds a stylish focal point and a touch of character.

To the rear, a spacious kitchen/diner provides ample room for both cooking and dining, designed in a classic country style with neutral cabinetry and a varied tiled backsplash that adds visual interest while maintaining a timeless feel.

Practicality has been carefully considered throughout the home, with durable hard flooring laid in the most frequently used areas, while the sitting room, landing, and all three bedrooms benefit from soft carpeting, creating a warm and comfortable atmosphere. Also located to the rear is a useful utility/porch area, along with a separate WC; this space would benefit from some renovation, offering an excellent opportunity to add value and tailor to individual needs.



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Upstairs, the property offers three bedrooms, each well-sized and versatile, along with a main shower room serving the first floor.

Externally, the home enjoys a generous south-facing rear garden, providing an excellent outdoor space with plenty of potential for landscaping, entertaining, or simply enjoying the surrounding tranquillity.

Combined with the quiet village location and strong sense of community, this property presents a fantastic opportunity for a range of buyers seeking both comfort and potential in a rural setting.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



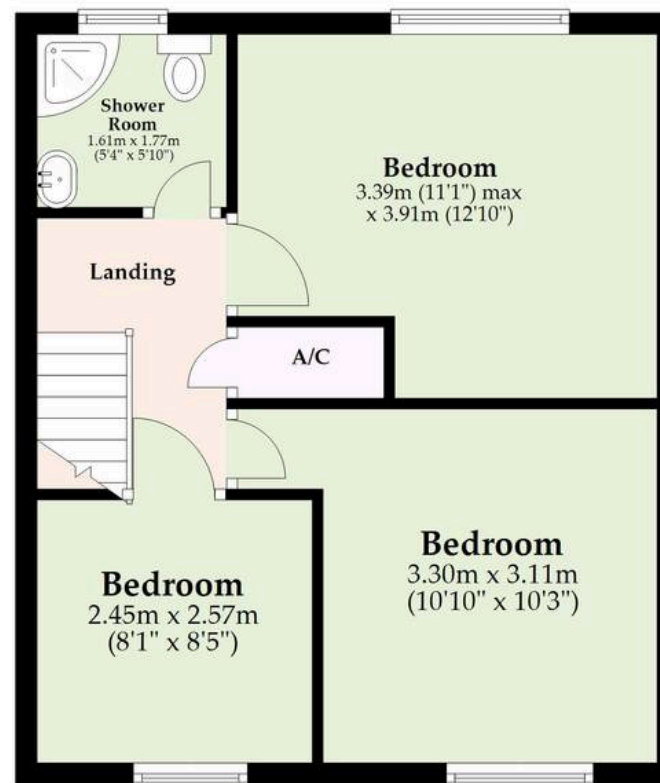
Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
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