



1 Samuel Vince Road, Fressingfield

Eye



Minors & Brady

1 Samuel Vince Road

Fressingfield, Eye

A home that immediately feels welcoming, this well-cared-for village property offers an easy rhythm of everyday living with an extended reception room that draws in the light and creates a natural hub for family life and relaxed entertaining. The smart external home office adds valuable flexibility for anyone working from home, while three comfortable bedrooms, a low-maintenance garden and off-road parking with a carport make day-to-day living straightforward. With efficient features including PV panels and battery storage, and offered with no forward chain, it's an appealing opportunity for buyers seeking a well-presented home in a friendly village setting that supports both modern routines and quieter moments at home.

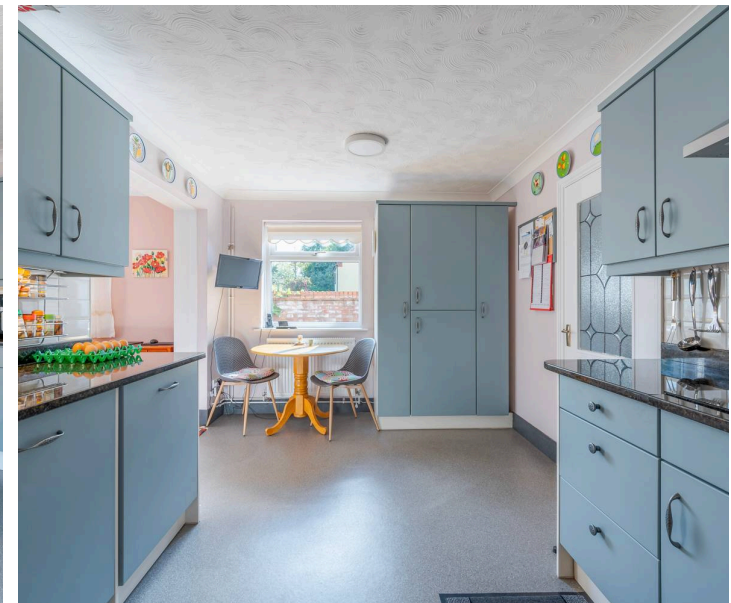
Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

10 solar panels that are owned outright, generating an income.



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- Detached residence positioned on a corner plot in the sought-after village of Fressingfield
- Extended reception room creating a bright and versatile additional living area
- Converted external office providing a dedicated workspace separate from the main house
- Well-presented sitting room featuring solid wood flooring, fireplace and air-conditioning unit
- Modern kitchen with integrated Neff appliances, granite worktops and direct access to the carport
- Three first-floor bedrooms including two doubles with fitted storage
- Contemporary shower room serving all bedrooms
- Low-maintenance walled garden offering privacy and an enclosed outdoor space
- Off-road parking for three vehicles, complemented by a UPVC carport
- Energy-efficient additions including PV panels, battery storage and UPVC double glazing



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Fressingfield

Samuel Vince Road sits on the quiet southern edge of Fressingfield, a rural Suffolk village surrounded by open farmland, mature hedgerows and wide skies. The setting is unmistakably countryside: detached homes, long views across fields, and a calm pace of life shaped by footpaths, village routines and the sound of nothing louder than tractors and birds. Everyday essentials are centred around Fressingfield's village core, with the closest shops being the Fressingfield Stores & Post Office and the well-known Fressingfield Butchers, both a short walk from the road.

For schools, families rely on Fressingfield Primary School within the village, while older students typically travel to Stradbroke High School or Harleston's Archbishop Sancroft High School. Transport links are rural rather than urban: residents use local bus routes connecting to Stradbroke, Harleston, and Diss, with Diss providing the nearest major rail station for services to Norwich and London. The lifestyle here is defined by village community, countryside walking routes, two standout dining spots, the Fox & Goose and The Swan, and the sense of living somewhere where the day moves at a human pace rather than a city timetable.



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Set within a well-regarded village, this well-presented home offers comfortable everyday living with thoughtful improvements that enhance both space and practicality. Built in the 1990s and maintained with care, it provides modern efficiency alongside a welcoming feel that will appeal to buyers looking for a settled home in a friendly community. The property has been extended to create an additional reception room, introducing a bright and versatile area that connects neatly with the rest of the ground floor. The former garage has been converted into a dedicated external home office, offering a separate workspace ideal for remote working or focused projects. UPVC double glazing, PV panels with battery storage and an air-conditioning unit in the sitting room add further comfort and efficiency.

A welcoming hallway leads to the convenient cloakroom and the sitting room, which features solid wood flooring, a fireplace and a front-facing outlook. The air-conditioning unit is a useful addition, particularly during warmer months.

From here, a door opens into the kitchen, fitted with a stylish range of cabinetry and quality integrated appliances including Neff ovens, induction hob, dishwasher, fridge, freezer and washer dryer. Granite worktops provide a smart finish, and a door leads directly to the carport.



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The extended dining room flows from the kitchen, creating a light-filled space with windows on three sides and French doors opening to the garden. It works well for everyday meals, gatherings or simply enjoying the outlook.

Upstairs, the property offers three well-presented bedrooms. The main bedroom includes fitted wardrobes and a pleasant front aspect, while the second bedroom provides another comfortable double with fitted storage. The third bedroom is a useful single with an airing cupboard, and a modern shower room serves all rooms on this floor.

Outside, brick paving to the front provides off-road parking for three vehicles, complemented by a practical UPVC carport. A gate leads to the rear garden, fully enclosed, low-maintenance and easy to enjoy. The converted garage now serves as a high-quality external office with electric heating, offering valuable additional space separate from the main house.

With no forward chain, this is a home offering well-considered improvements, flexible living areas and a village setting that remains convenient for day-to-day needs. Its extended layout and external office make it suitable for a wide range of buyers, including those seeking adaptable space for work or family life.



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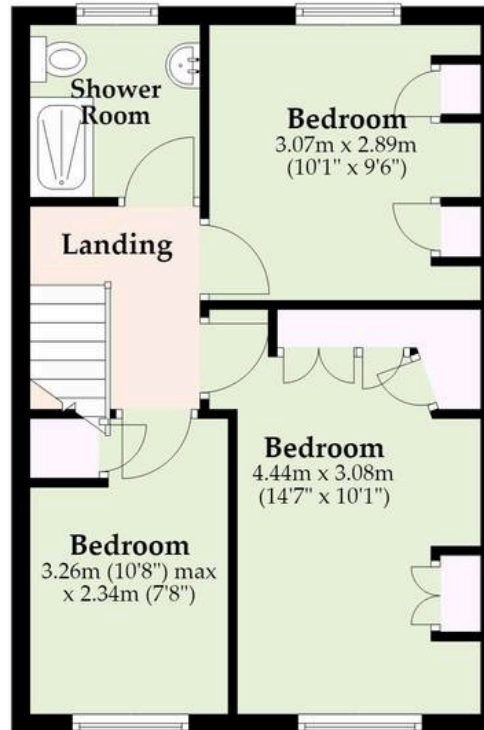
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)
(excluding WC)



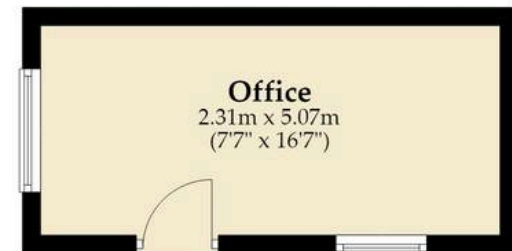
First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)
(excluding Shower Room, Landing)



Office Outbuilding

Approx. 11.7 sq. metres (126.0 sq. feet)



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Total area: approx. 94.1 sq. metres (1012.8 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.

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