



The Chalet New Street, Fressingfield

Minors & Brady



The Chalet New Street

Fressingfield, Eye

Occupying a desirable position in the heart of the sought-after village of Fressingfield, this charming detached chalet-style home offers versatile accommodation, beautifully established gardens and the convenience of village amenities close at hand. Having been lovingly maintained, the property features a spacious dual-aspect sitting room with a brick-built fireplace and inset wood-burning stove, a well-appointed kitchen/breakfast room with integrated appliances, a delightful conservatory overlooking the garden, and a flexible reception room that can serve as a dining room or third bedroom. Further benefits include a ground-floor shower room, two first-floor double bedrooms, an extra-long attached garage and off-road parking, making this an appealing home for a wide range of buyers seeking both comfort and practicality in a well-connected village setting.

The Location

Situated within the north Suffolk countryside, New Street, Fressingfield enjoys a setting that combines the appeal of village life with convenient access to neighbouring market towns. Fressingfield has long been regarded as one of the area's established rural communities, offering a strong sense of local identity alongside everyday amenities that support modern living. The village is particularly well suited to families, professionals seeking a quieter environment, retirees and those working from home who value a balance between countryside surroundings and practical convenience.

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At the heart of the village are a range of useful amenities including a village store, medical centre, public houses and community facilities, while nearby Harleston, Diss and Halesworth provide a broader selection of supermarkets, independent retailers, cafés, restaurants and professional services. Residents also benefit from leisure and sporting facilities within the village, including tennis courts, bowling facilities and playing fields, with additional gyms, health clubs and recreational venues available in the surrounding towns. The area is well served by healthcare provision, with a medical practice located within the village itself, contributing to the ease of day-to-day living.

Fressingfield Church of England Primary School serves the village, while further schooling options can be found in neighbouring communities including Stradbroke High School and a selection of both state and independent schools across north Suffolk and south Norfolk. The area's established educational provision adds further appeal for those seeking a long-term family home.

The market town of Diss lies within comfortable driving distance and provides mainline rail services to Norwich, Ipswich and London Liverpool Street, making the area a viable option for commuters. Road links via the A143 connect residents to a wider network of towns across Suffolk and Norfolk, while regular bus services serve surrounding villages and local centres.

The wider landscape is a significant part of the area's appeal. Open farmland, quiet country lanes and a network of public footpaths provide excellent opportunities for walking, cycling and enjoying the surrounding countryside. The heritage towns of Framlingham, Bungay and Lavenham, together with the Norfolk Broads and Suffolk Heritage Coast, are all accessible for day trips, offering a variety of cultural, recreational and outdoor pursuits.

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Upon arrival, the property is approached via a driveway providing off-road parking, with the attached garage positioned to the side. The garage benefits from an electric roller door as well as a personnel door, offering practical storage and secure parking provisions. The attractive chalet-style design immediately creates a welcoming first impression, while its central village location ensures convenient access to the excellent range of amenities that Fressingfield has to offer.

Entry is gained through a porch positioned to the side of the home, leading into the kitchen/breakfast room. Thoughtfully designed with both practicality and comfort in mind, this well-appointed space is fitted with a comprehensive range of shaker-style wall and base units, providing ample storage and preparation space. Integrated appliances include a double oven and induction hob, while designated spaces are available for further domestic appliances. A dining area positioned to one end of the room creates an ideal setting for everyday meals and informal gatherings, making the kitchen a sociable and functional hub of the home.

From the kitchen, a door leads through to the central hall, where an attractive panelled staircase rises to the first floor, creating an appealing focal point within the home. The hall provides access to the principal ground-floor accommodation, offering a natural flow between rooms.



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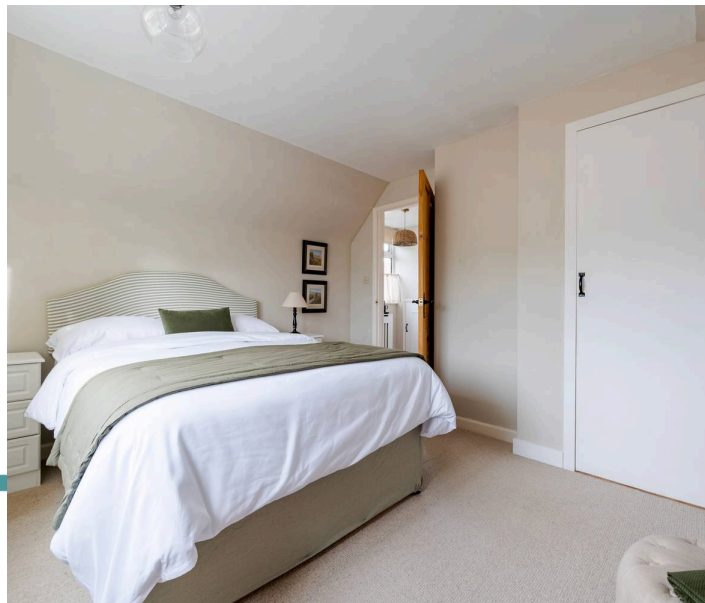
Fressingfield, Eye

The sitting room forms a particularly inviting reception space and is flooded with natural light thanks to its dual-aspect positioning. Extending from the front of the property to the rear, this generously proportioned room enjoys pleasant views over the surrounding gardens and provides ample space for both relaxation and entertaining. A brick-built fireplace with an inset wood-burning stove creates an attractive focal point, adding warmth and character to the room. Its versatile layout allows for a variety of furniture arrangements, making it ideal for modern family living.

Positioned to the rear of the home is a further reception room currently utilised as a dining room. Offering excellent flexibility, this room could readily serve as a third bedroom, study or hobby room depending upon the requirements of the next owner. Such adaptability is a valuable feature and enhances the home's appeal to a wide range of buyers.

Leading from the sitting room is a delightful conservatory, thoughtfully designed with a solid roof to provide comfortable year-round use. Enjoying attractive views across the established gardens, this additional living space offers an ideal environment in which to relax, entertain guests or simply appreciate the surrounding greenery. Doors provide direct access to the rear patio, creating a seamless connection between the indoor and outdoor spaces.

The ground-floor is further served by a conveniently located shower room, fitted to provide practical day-to-day convenience and particularly beneficial for those seeking predominantly ground-floor accommodation.



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Ascending to the first-floor, the property continues to impress with two generously sized double bedrooms, one with a WC. Both rooms benefit from useful under-eaves storage, maximising available space while retaining the character associated with the chalet-style design. Each bedroom enjoys a pleasant outlook and offers ample room for freestanding furniture, creating comfortable and restful spaces.

Externally, the gardens are undoubtedly one of the property's most appealing features. Beautifully established and thoughtfully arranged, they provide a wonderful setting that can be enjoyed throughout the changing seasons. Areas of lawn are interspersed with an impressive variety of mature trees, shrubs and established planting, creating colour, texture and year-round interest. The result is a private and attractive outdoor environment that will appeal to keen gardeners and those simply seeking enjoyable outdoor space.

Immediately adjoining the rear of the property is a patio terrace, perfectly positioned for outdoor dining, entertaining and enjoying warmer months with family and friends. Accessible directly from the conservatory, this space naturally extends the living accommodation outdoors and provides an ideal vantage point from which to appreciate the surrounding gardens.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage.

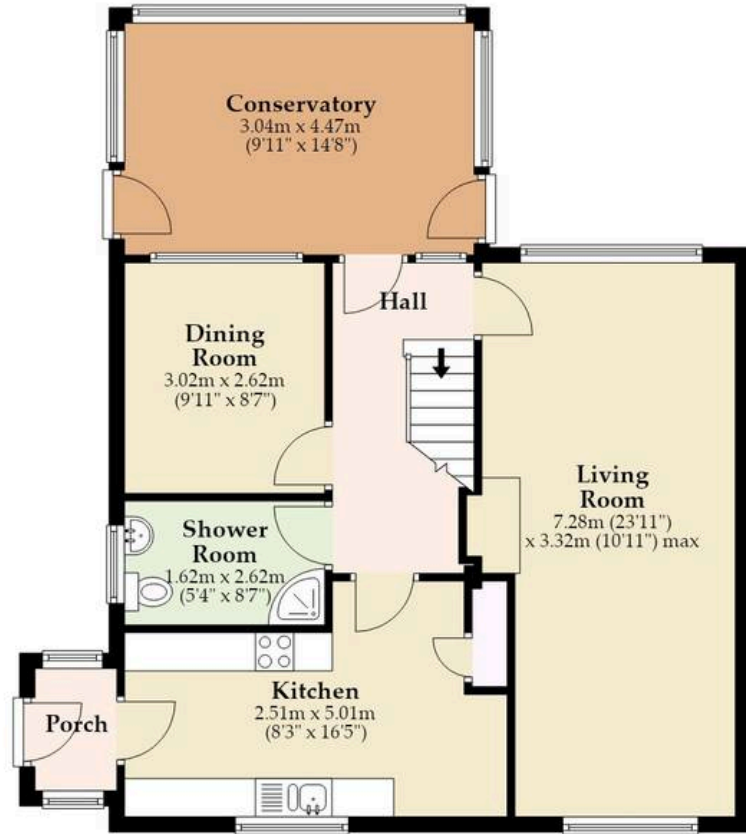
Oil heating system.

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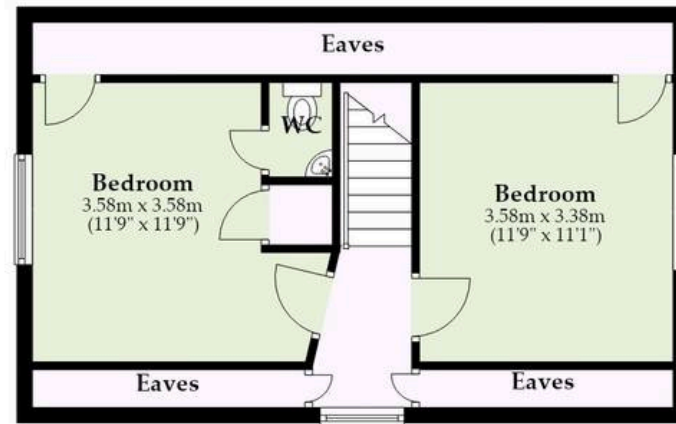
Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



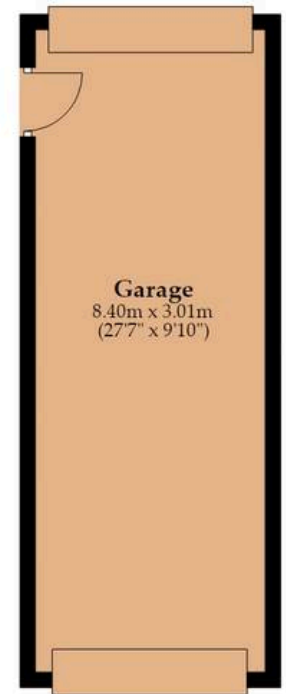
First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)
(excluding Eaves)



Garage

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 135.1 sq. metres (1454.1 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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