Chartered Surveyors / Estate Agents

Clarke & Simpson









Crofters, 1 Angel Pightle, Cratfield Road, Fressingfield, Suffolk IP21 5QD

A split-level four bedroom spacious family house located in Fressingfield, within walking distance of the village school, shop, pubs and doctors.

Guide Price £499,500 Freehold

P7845C

Summary

Reception hall, open-plan kitchen/dining room, sitting room and study. Two ground floor bedrooms, one with an en-suite bathroom. Shower room.
First floor landing/office and two double bedrooms, one with an en-suite shower room.
Large integral garage, lean-to storage, potting shed, greenhouse and shed.
Off road parking.
Front and rear gardens.

Location

The property is located on Cratfield Road, close to the centre of Fressingfield . The village itself is highly sought after and offers excellent local facilities including The Swan public house, the well known inn, The Fox and Goose, a general store, primary school, medical centre, a sports and social club with football, tennis and bowls facilities. A wider range of recreational shopping facilities are available in Harleston as well as a Co-op and Lidl (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter also having Tesco and Morrisons supermarkets and a mainline train station to London's Liverpool Street. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, are approximately 20 miles.

Description

Crofters was built along with other properties on Angle Pightle, during the late 1970s. This family house offers spacious accommodation and as with many dwellings of this era, it benefits from large windows providing ample light. A small part of Crofters is linked only to the neighbouring garage. The house offers flexible split-level accommodation with the ground floor offering kitchen/dining, sitting room, study, two bedrooms, a shower room and an en-suite bathroom. On the first floor is a large landing/office along with two double bedrooms and an en-suite shower room. During the vendor's tenure, the property has been particularly well maintained and improved.

From the driveway, steps lead up to a courtyard where a front door provides access to the reception hall. This spacious area has stairs rising to the first floor landing/office, as well as stairs down to the sitting room and study. There are doors off to a storage cupboard, ground floor bedrooms, shower room and also the kitchen/dining room. This particularly light room has south east and south west facing windows as well as sliding doors opening up to the patio and garden. The kitchen area is fitted with a stylish range of high and low level wall units with an integrated dishwasher, double electric oven, a 4 ring electric hob, one and a half bowl stainless steel sink, and also a kitchen island, again with a sink. There are further doors to the integral garage and exterior patio. The sitting room, which is on the lower ground floor has is a north east facing window overlooking the front garden. There is a fireplace with marble surround with Stovax wood burning stove. Adjacent is a dual aspect study with windows to the front and side. From the ground floor reception hall there are doors to bedrooms 1 and 2. Bedroom 1 has a built-in wardrobe with hanging rail, south west facing window overlooking the rear garden and a door to an en-suite bathroom. This comprises a bath with shower above, WC and handwash basin with cupboards and drawers. It is fully tiled and has a window with obscured glazing to the rear of property. Bedroom 2 is a double with built-in wardrobe with hanging rail and shelf as well a north east facing window which overlooks the courtyard. The first floor landing has office space and built-in wardrobes with hanging rails, a eaves storage space and a skylight. Doors lead off to two further bedrooms. Bedroom 3 is a large dual aspect double and has south east and southwest facing windows. There is a dressing area with built-in wardrobes and a door to an en-suite shower room comprising a WC, handwash basin with cupboards and a shower. Bedroom 4 is a double with built-in cupboards and a south west facing window to the rear of the property.

Outside

The property is approached from the Cratfield Road via a tarmac driveway leading to a stone terrace area and the integral garage which, subject to the normal consents, could provide further living accommodation if desired. It has an up-and-over door to the front and measures approximately 18'3 x 14'8. It has a sink at one end where the stairs lead directly up into the kitchen/dining room. Abutting the garage with access from the drive is lean-to storage space, being of timber construction under polycarbonate roof measuring 16'10 x 13'9. Here there is a butler's sink and the oil storage tank with steps up to the rear garden. The front garden is laid to lawn and planted with fruit and ornamental trees, as well as having various beds. It is partly enclosed by fencing to the road frontage and hedging. Abutting the neighbouring garage there is a useful brick-built store that measures 12' x 5'. Steps adjacent to this lead up to the courtyard and the front door. The courtyard measures 15'10 x 17'.

The rear garden is fully enclosed by fencing. Abutting the kitchen/dining room is a southwest facing decked area with contemporary veranda which has a glazed roof and remote controlled sun blind. In addition is a spacious patio area with trellis and double gates providing useful access off the small adjacent Lane. Beyond the decking and patio is a lawn enclosed by beds with an abundance of Perennials. There are also attractive trees including Cherry, Holly, Acer, Silver Birch and Amelanchier. The rear garden contains a Rhino greenhouse and garden shed. In all the grounds extend to approximately 0.19 acres.





















Directions
Proceeding to Fressingfield from the south, take the first turning on the right onto Church Street. At the bottom of the hill at the T junction turn right onto Cratfield Road. The property will be found a short way along on the right hand side just before the former Baptist Church.

What3Words: ///hips.braked.thumb

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating D = (Copy available from the agents upon request).

Council Tax Band D ; £ 2,298.55 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;Tel: 0345 6066067



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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