



PLOT 12

SCHOOL LANE, FRESSINGFIELD IP21 5RU



Currently under construction An exclusive development of 12 properties by local builders Sprake Developments Ltd.

Plot 12 is a three bedroom detached house with single garage and generous gardens to front and rear. Offering ample living space of approximately 141.8sq.m (including garage). Sprake Developments Ltd have considerably designed Plot 4 with an open-plan ground floor, which consists of sitting room, dining room/family room, kitchen, utility, and WC. The first floor offers 3 bedrooms, an en-suite and a family bathroom. Prospective purchasers are invited to choose from a selection of kitchen, bathroom and flooring options, in order to personalise each home to their own favoured style. Externally, the property will be finished with K-render, concrete pantiles to roof, and anthracite grey windows and door.

SERVICES

Powered by air source heat pump technology. Mains drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council

LOCATION

Fressingfield is an attractive village which is close to the pretty market towns of Diss and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. Diss train station is approximately a 20 minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles East of Fressingfield and makes for a lovely family day out.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

AGENTS NOTE

A reservation fee of £1000 will be required in order to secure the Plot.





FLOOR PLAN



:: Proposed Floor Layouts :: Plot 12 :: 1:100 ::

Scale 1:100 (metres)
0 1 2 3 4 5 6

**Proposed Residential Development
Land off School Lane Fressingfield
for Sprake Developments (East Anglia) Ltd**

**PUTMAN
NEW BUILD**
THE HOLLIES STATION ROAD
EARSHAM BUNGAY NR35 2TS
T: 01955 692454 - M: 07779 823164
© E: john.putman1@btconnect.com

**Plot 12 :: Floor Layouts
Scale: 1:100 at A3
Drg.No.2078.31b**
5Feb22

Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

IMPORTANT NOTICE

Durrants and their clients give notice that:

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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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