

A beautifully presented three double bedroom detached house on this popular development, a short distance from the centre of Fressingfield.

Guide Price
£420,000 Freehold
Ref: P6912/J
16 Post Mill Lane
Fressingfield
Eye
Suffolk
IP21 5BL



Entrance hall, 18' sitting room, kitchen/breakfast room and cloakroom.

Master bedroom with en-suite shower room, two further double bedrooms and bathroom.

Integral garage and driveway.

Private south facing rear garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property forms part of Post Mill Lane; a popular and established residential development a short distance from the centre of the village of Fressingfield. The village boasts excellent local facilities including The Swan public house, The Fox & Goose restaurant, a well stocked shop, primary school, kindergarten, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter also having a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles.

Description

Built just over 10 years ago by the well regarded regional developer, Hill Residential, 16 Post Mill Lane comprises a beautifully presented three double bedroom detached house that forms part of this popular and established residential development. The current vendor has owned the property since it was first built in 2011 and has maintained it to a very high standard during the intervening period including replacing the boiler in January 2023. The accommodation is both light and spacious throughout, extending to nearly 1,340 square feet in all, and comprising a 16' well fitted L-shaped kitchen/breakfast room together with an 18' sitting room with French doors opening onto the rear garden. On the first floor there is a master bedroom with good range of wardrobes and en-suite shower room, two further double bedrooms and a bathroom. Outside is the integral single garage, block paved driveway and well maintained gardens. The rear garden faces almost due south, and benefits from the sun throughout the day.

The Accommodation

The House

Ground Floor

A composite wood effect front door with central leaded light opens into the

Entrance Hall

With stairs rising to the First Floor with useful understairs storage cupboard, recessed spotlighting, radiator, wood effect flooring and doors off to

Sitting Room 18' x 14'7 (5.49m x 4.44m)

An extremely spacious and light reception room with large casement window on the rear and side elevation together with fully glazed French doors providing access to the patio and gardens. Radiators, recessed spotlighting and telephone point. Wall hung fire effect electric heater.



Kitchen/Breakfast Room 16'3 x 12'7 (4.95m x 3.84m)

An extremely well presented, twin aspect room with large window on the front elevation overlooking the garden, driveway and Post Mill Lane. The kitchen area is well fitted with a good range of cupboard units with wood effect work surface over incorporating stainless steel Franke sink with mixer tap, drainer and drinking water spigot. Integral appliances including Hotpoint washing machine, Zanussi dishwasher and Zanussi fridge freezer. Four ring Zanussi hob with oven and grill under and light and extractor hood over. Wood effect flooring, radiator and recessed spotlighting.



Cloakroom

With WC with concealed cistern, mounted washbasin with tiled splashback, radiator, wood effect flooring, recessed spotlighting and extractor fan.

Returning to the Entrance Hall a staircase rises to the

First Floor

Landing

A spacious area with door to **Airing Cupboard**, access to roof space, radiator and doors off to

Bedroom One 14'7 x 11'8 (4.44m x 3.56m)

An extremely generous double bedroom with large casement window on the rear elevation providing plenty of light and views of the garden. Fitted wardrobe cupboards, radiator, TV point and door to



En-suite Shower Room

Well fitted with suite comprising fully tiled shower enclosure, WC with concealed cistern and mounted wash basin. Tiled floor, heated towel rail, shaver socket, recessed spotlighting and extractor fan.



Bedroom Two 18' x 9'5 (5.49m x 2.87m)

Currently used as a study, a twin aspect double bedroom with windows on the front and side elevation overlooking the driveway and rear garden. Partly vaulted ceiling, radiator and TV point.



Bedroom Three 16'5 x 10'5 (5.0m x 3.17m)

Another generous twin aspect double bedroom benefitting from a large window on the front elevation providing views across the surrounding countryside. Radiator and TV point.



Bathroom

With suite comprising panelled bath in half-height tiled surround, WC with concealed cistern and mounted wash basin. Tiled floor, recessed spotlighting, extractor fan, heated towel rail and shaver socket.



Outside

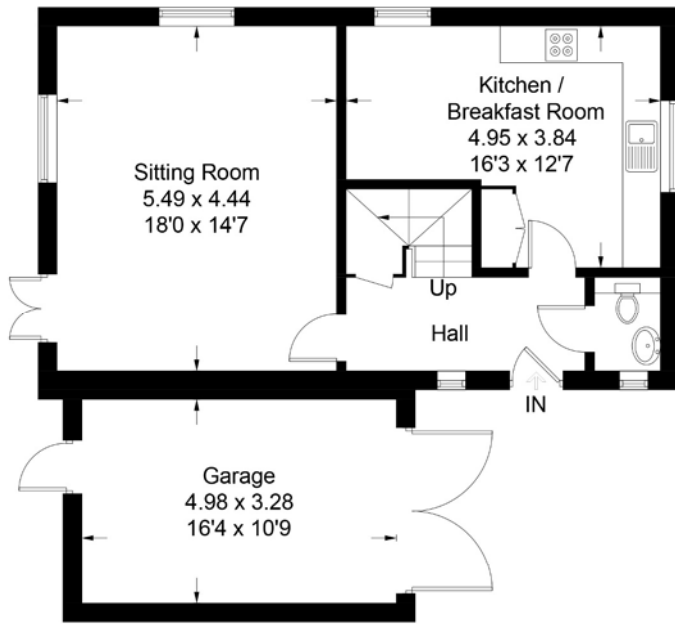
Number 16 is located towards the end of Post Mill Lane, and overlooking a grass paddock on the opposite side of the road. A block paved driveway leads up to the integral garage, approximately 16'4 x 10'9 (4.98m x 3.28m), with side hung double doors, power and light connected, recently replaced boiler and personnel door to the rear. The garden to the front of the property comprises a central area laid to grass, that is partly enclosed with shingle borders containing established shrubs. A gate beside the garage provides pedestrian access to the rear.

The rear garden is exceedingly private and, facing almost due south, enjoys the sun throughout the day. Immediately adjoining the rear of the property is a patio area that can be directly accessed from the Sitting Room, and beyond this is a central area of lawn with a border running along the rear that contains a variety of established flowers and shrubs. There is also a shingled area that contains the oil storage tank, and this is partly screened by trellis supporting a mature honeysuckle.

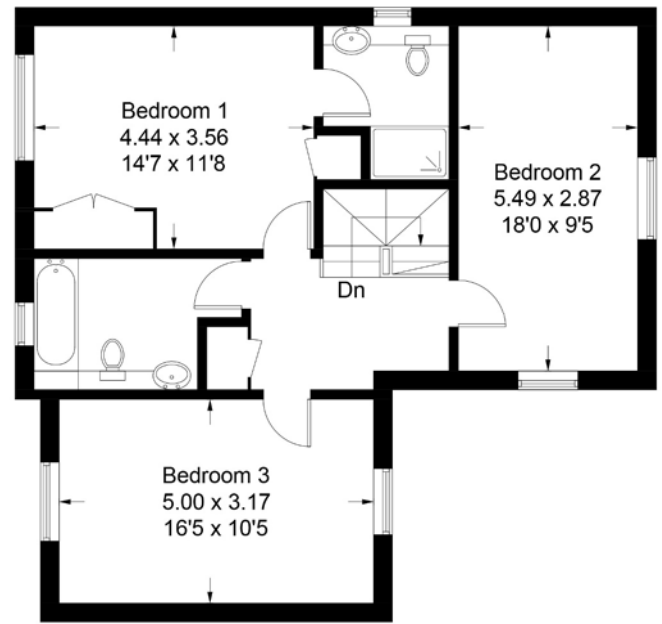


16 Post Mill Lane, Fressingfield

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 141.3 sq m / 1521 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil fired boiler serving the hot water and central heating systems (installed January 2024).

EPC Rating = C

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

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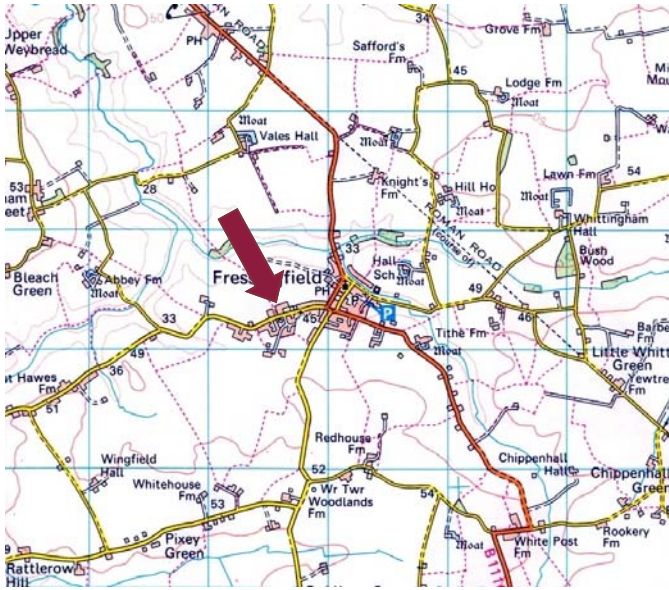
Council Tax Band D; £2,197.30 payable per annum 2025/2026

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

NOTES

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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. Photos taken March 2023.

August 2025



Directions

Approaching Fressingfield from the south on the B1116 pass the village sign on your left and then turn left onto New Street. Pass the village shop on your left and the medical centre on your right and then take the next right into Post Mill Lane.

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