



Waterside The Street
Freckenham, IP28 8HZ
Guide Price £550,000

Waterside The Street, Freckenham, IP28 8HZ

A modern detached family home standing within this popular and well regarded village and enjoying a lovely aspect to rear and side overlooking a local stream.

Cleverly planned and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, living room, dining room, kitchen/dining/family room, four double bedrooms (ensuite to master) and a family bathroom. Benefiting from double glazing throughout.

Superb family home – viewing highly recommended.

EPC (C)
Council Tax D (West Suffolk)

Entrance Hall

With tiled flooring, staircase rising to the first floor and double doors through to the:

Lounge 16'0" x 13'1" (4.9 x 4.0)

Spacious living room with feature fireplace and mantle, TV connection point, radiator, window to the side aspect and French style doors out to the rear garden.

Kitchen/Breakfast Room 24'11" x 13'5" (7.6 x 4.1)

Fitted with a range of both eye and base level storage units and wooden working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, range oven with extractor hood above, integrated fridge/freezer and dishwasher, space for washing machine. Tiled flooring, window to the front aspect, side door and French doors out to the rear garden.

Dining Room 11'9" x 9'10" (3.6 x 3.0)

With storage cupboard, radiator and window to the front aspect.

WC 6'10" x 3'7" (2.1 x 1.1)

Low level WC and wash basin.

First Floor Landing

Window to the side aspect and door through to:

Bedroom 1 17'4" x 13'1" (5.3 x 4.0)

Double bedroom with Juliet balcony, radiator and window to the rear aspect.

Ensuite

With low level WC, wash basin, shower cubicle and window to the side aspect.

Bedroom 2 14'9" x 13'1" (4.5 x 4.0)

Double bedroom with radiator and window to the front aspect.

Bedroom 3 13'5" x 10'2" (4.1 x 3.1)

Radiator and window to the front aspect.

Bedroom 4 9'10" x 8'10" (3.0 x 2.7)

Radiator and window to the rear aspect.

Bathroom 7'6" x 6'6" (2.3 x 2.0)

Three piece white suite comprising of a low level WC, wash basin, panelled bath, part tiled walls and window to the rear aspect.

Outside - Rear

Fully enclosed rear garden with extensive raised decking with steps down to enclosed gravelled area backing on to the stream and open fields.

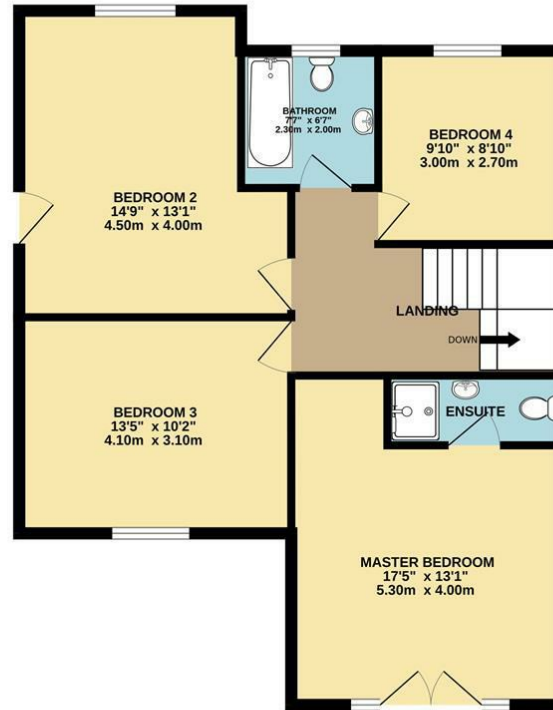
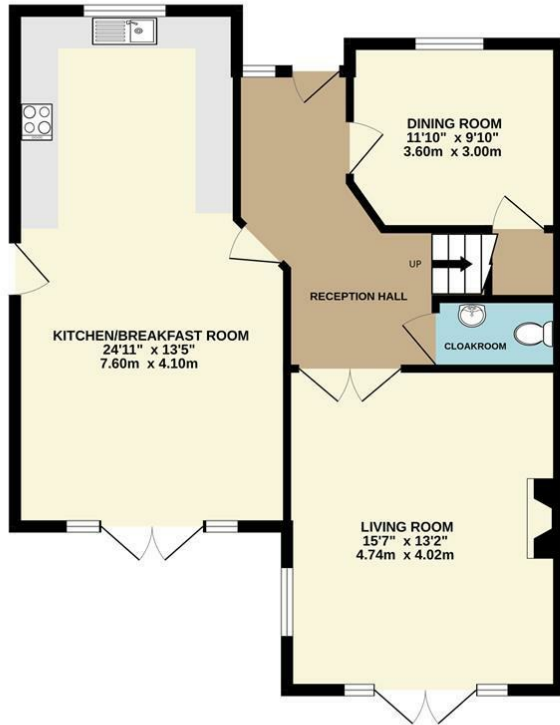
Outside - Front

Shared gravelled driveway with parking spaced for up to two vehicles and side pedestrian gate.



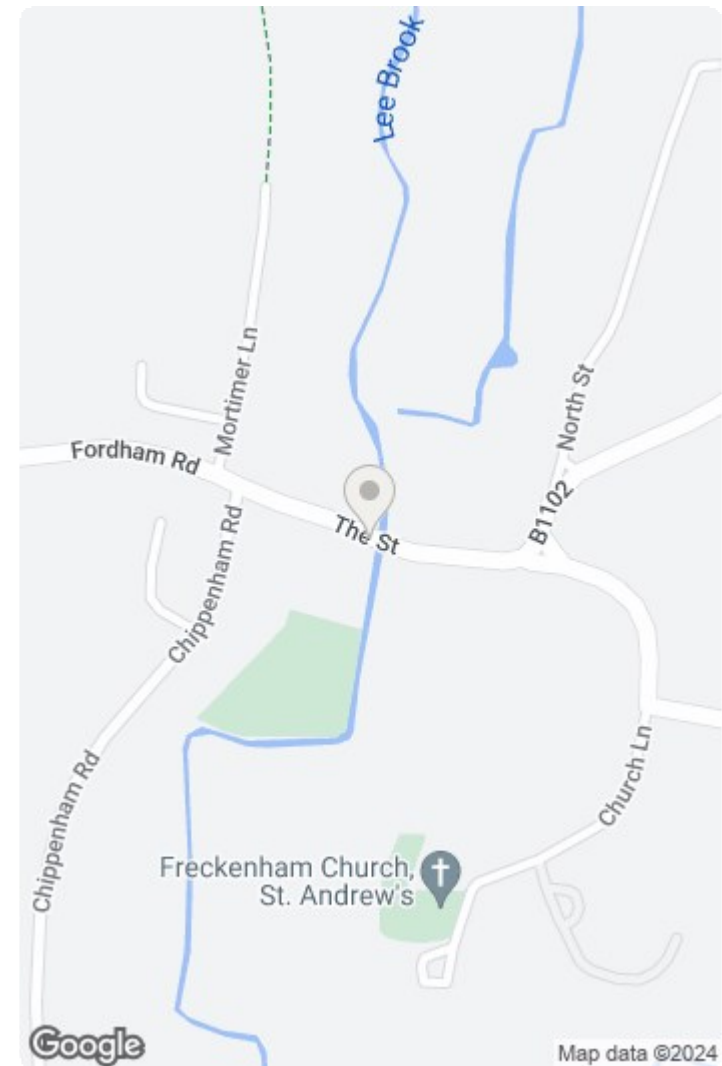
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		69	60
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





