

Robins Nest School
Lane
Fressingfield
IP21 5RU





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Robins Nest School Lane

Guide Price £450,000

The brand-new, high spec detached family home...

Positioned within the heart of the highly regarded village of Fressingfield, Robins Nest is an exceptional brand-new detached home offering beautifully designed accommodation, contemporary energy-efficient living and a superb village setting. Ready for immediate occupation and offered with no onward chain, this is a rare opportunity to acquire a newly built home in one of North Suffolk's most desirable locations.

Approached via a brickweave driveway with attractive landscaped frontage, the property immediately impresses with its distinctive architectural styling, combining rendered and brick elevations with elegant coloured window frames and quality external finishes. Inside, the accommodation has been thoughtfully arranged to create a bright and practical home suited to modern family life.

The welcoming entrance hall leads through to a spacious sitting room overlooking the rear garden, with sliding doors opening onto the patio, creating a seamless connection between inside and out. The contemporary kitchen is fitted with a comprehensive range of units and integrated appliances including double ovens, induction hob, fridge freezer and dishwasher, while a separate utility room provides additional storage, laundry space and external access. A versatile second reception room offers flexibility as a home office, playroom, snug or occasional ground-floor bedroom, complemented by a cloakroom.

On the first floor, all three bedrooms are generously proportioned, ensuring there is no compromise on space. The principal suite enjoys a dedicated dressing area with fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms are served by a well-appointed family bathroom featuring both a bath and separate shower enclosure.

Outside, the rear garden provides a pleasant and private setting with patio areas ideal for entertaining, lawned sections and useful storage shed, while the overall plot offers excellent space for families and keen gardeners alike.

Built to modern standards, Robins Nest benefits from an air source heat pump, underfloor heating throughout the ground floor, and radiators to the first floor, delivering excellent energy efficiency, comfort and lower running costs. The property also includes a water softener and remains completely unused, offering purchasers the opportunity to be the very first owners.

Fressingfield is a thriving and attractive village surrounded by rolling Suffolk countryside. The village offers an excellent range of amenities including a highly regarded primary school, village shop, church, café and community hub, with further services available nearby. The market towns of Harleston, Eye, Stradbroke and Halesworth are all within easy reach, providing supermarkets, independent shops, restaurants, healthcare facilities and secondary schooling. There are doctors' surgeries in nearby Stradbroke and Harleston, while excellent road links connect the area to Diss, Norwich and the wider region.

Combining a sought-after village location, high-quality finish and modern, energy-efficient specification, Robins Nest presents an outstanding opportunity for buyers seeking a turnkey home in the Suffolk countryside.

Agents notes...

A pre-recorded walkaround tour is available for this property





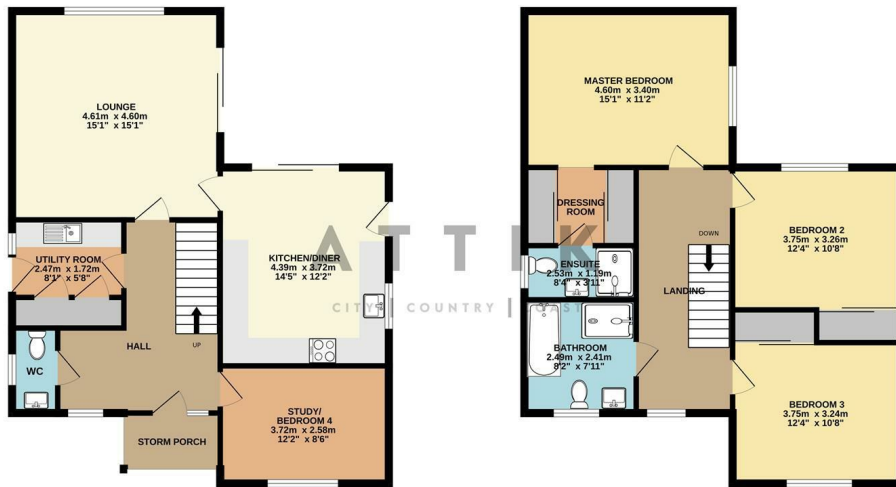
Local Authority
Mid Suffolk

Council Tax Band
New Build

Directions

GROUND FLOOR
69.5 sq.m. (748 sq.ft.) approx.

1ST FLOOR
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA: 136.4 sq.m. (1,468 sq.ft.) 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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