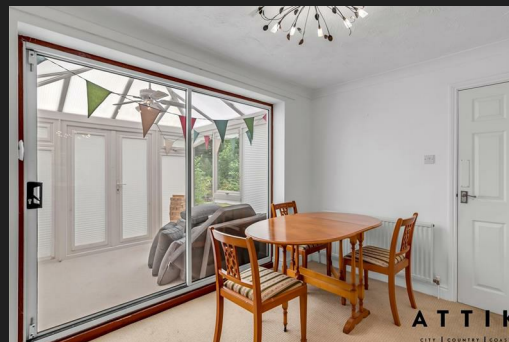


Lenten  
House Peasenhall  
Road  
Walpole



# Lenten House Peasehall Road

## Offers In Excess Of £475,000

### The spacious five bedroom family home...

Located in the heart of Walpole village, Lenten House offers a spacious front garden with ample parking on the generous brick weave driveway leading up to the detached double garage. The property is nicely set back from the road, providing a private and peaceful environment. The front garden is walled and well-maintained, offering plenty of potential for further landscaping.

Moving to the rear of the property, you will find a private garden enclosed by fences, ensuring privacy and tranquillity. The garden features a variety of shrubs, trees, and lovely palms, creating a picturesque setting. A red slab patio surrounds the conservatory, providing a perfect outdoor relaxation and entertainment spot.

Stepping into the welcoming central entrance hall, a great sized space with room for furniture, which gives access to the living room, a generously sized dual-aspect room with high windows to one side and a large window overlooking the front garden and a fully functioning open fire, perfect for cosy evenings. Through an archway is the dining area, which comfortably accommodates a table for eight and opens up to the conservatory and kitchen/breakfast room. The Upvc conservatory has French doors out to the patio and rear garden.

A highlight is the recently updated kitchen/breakfast room with modern features such as handleless high-gloss grey cabinets, and white quartz stone countertops. The spacious room overlooks and opens out to the rear garden through more French doors, creating a bright and inviting atmosphere.

The property also features a utility room with ample storage space and essential utilities like the oil-fired boiler and washing machine, a downstairs WC, and bedroom five/study.

Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom with a spacious built-in wardrobe and a recently updated ensuite bathroom with a separate shower enclosure. The newly installed family bathroom features a large walk-in shower, bath, and stylish fixtures. Additional bedrooms provide ample space and storage options, making Lenten House a comfortable and inviting home for any family.

Overall, Lenten House in Walpole offers a blend of comfortable living spaces, charming outdoor areas, and modern conveniences, making it an ideal property for those seeking a peaceful village lifestyle.

### Agents notes...

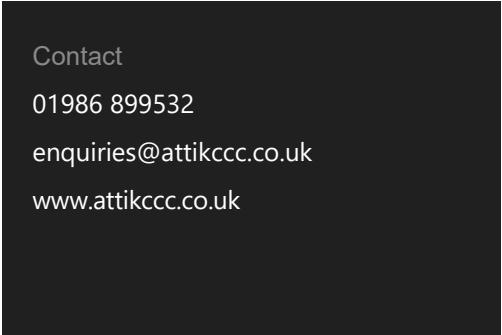
A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority  
East Suffolk

Council Tax Band E

EPC Rating E



TOTAL FLOOR AREA: 2033 sq.ft. (188.9 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.

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