



Mill Road, Peasenhall Saxmundham IP17 2LL

welcome to

Mill Road, Peasenhall Saxmundham

****FOR SALE VIA AUCTION! ON THE 17TH DECEMBER***A generous three bedroom semi-detached house within the village of Peasenhall with plenty of off road parking and a well maintained rear garden of a generous size. Note: pre-fabricated construction type, please enquire with the office for further details.

Location

Situated in the picturesque village of Peasenhall. The village itself has a lot to offer, with a village shop, post office, tea rooms, garage, local butchers and deli and with the popular White Horse Pub in Sibton just a short walk away. With easy access to transport links such as the A12 and A14.

Accommodation

Entrance Porch

Front aspect double glazed window, side aspect double glazed door, carpet and door to;

Entrance Hall

Carpet, electric radiator, stairs leading to the first floor and door to;

Lounge/ Diner

25' 9" x 10' 11" (7.85m x 3.33m)

Rear aspect double glazed windows and door leading into the conservatory. fireplace with brick surround housing an electric fire, storage heater, carpet and built in shelving. Door leading into the kitchen.

Conservatory

11' 8" x 9' 3" (3.56m x 2.82m)

Dual aspect double glazed windows, side aspect double glazed door and rear aspect double glazed french doors leading out into the rear garden. Wooden effect flooring and wall mounted lighting.

Kitchen

12' 1" x 6' 11" (3.68m x 2.11m)

Front aspect double glazed window and side aspect door leading out into the utility room. Fitted kitchen with wall and base units, sink and drainer, work surfaces, integrated appliances including eye level double oven, ceramic hob, microwave, dishwasher and fridge/freezer. Recessed spot lights and tiled flooring.

Utility Room

10' 4" x 5' 5" (3.15m x 1.65m)

Side aspect double glazed window, skylight, dual aspect double glazed doors, fitted base units, sink and drainer, one and a half bowls, tiled splash back, work surfaces, space for washing machine, tiled flooring and doors to;

Store Room

8' x 6' 9" (2.44m x 2.06m)

Rear aspect double glazed window and power.

Cloakroom

Front aspect double glazed window, wc and tiled flooring.

Landing

Front aspect double glazed window, carpet, loft hatch and doors to;

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

Rear aspect double glazed window, fitted wardrobe, carpet and storage heater.





Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Rear aspect double glazed window, airing cupboard, carpet and storage heater.

Bedroom Three

7' 8" x 6' 11" (2.34m x 2.11m)

Front aspect double glazed window, storage cupboard, carpet and storage heater.

Bathroom

Side aspect double glazed window, low level flush wc, wash hand basin, panelled bath with shower and glass shower screen, wall mounted heater, heated towel rail, fully tiled walls and floor.

Outside

To the front of the property is a slate garden with a small brick garden wall, hard standing driveway providing off road parking for multiple vehicles.

The rear garden is mainly laid to lawn with a paved pathway border, paved patio and shingled area making these both great spots to relax in throughout the summer months, enclosed via mature hedging, garden tap, greenhouse, shed and garage with power.

Services

Mains Drainage
Mains Water
Mains Electricity

Council Tax Band: A



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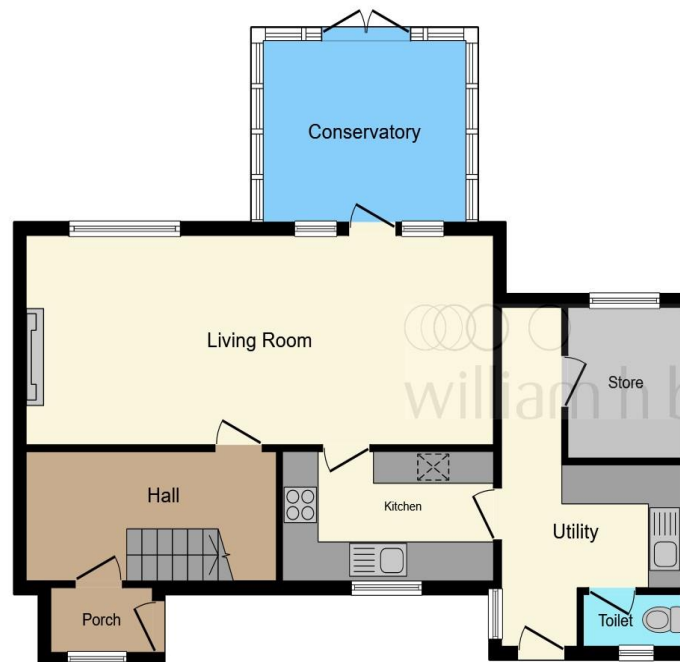
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- ****FOR SALE VIA AUCTION! ON THE 17TH DECEMBER****
- Semi-Detached Family Home Situated In A Village Location, No Onward Chain
- Spacious Lounge/ Diner & Conservatory
- Kitchen With Separate Utility Room
- Three Bedrooms All With Storage Cupboards
- Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- Pre-Fabricated Construction Type - Enquire With Branch For More Details

Tenure: Freehold EPC Rating: E

guide price



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
FLH104983 - 0004

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