



Millfields, Peasenhall Saxmundham IP17 2LS



welcome to

Millfields, Peasenhall Saxmundham

****GUIDE PRICE £220,000 - £230,000**** An exceptional opportunity to acquire a well presented semi-detached bungalow occupying a cul-de-sac position in the village of Peasenhall, between Framlingham and Yoxford.

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 Hall

Side aspect double glazed door, electric storage heater, airing cupboard and doors to;

Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)
Dual aspect double glazed windows. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, spaces for washing machine, fridge/freezer and electric cooker with extractor hood.

Lounge/ Diner

17' 6" x 9' 10" (5.33m x 3.00m)
Front aspect double glazed window, electric storage heater, wooden effect flooring, tv and telephone points.

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)
Rear aspect double glazed window and wooden effect flooring.

Bedroom Two

9' x 8' 6" (2.74m x 2.59m)
Rear aspect double glazed window and wooden effect flooring.

Bathroom

Side aspect double glazed window, pedestal wash hand basin, low level flush wc, extractor fan, enclosed double shower cubicle, part tiled walls and heated towel rail.





Outside

To the side of the property is a hard standing driveway providing off road parking for two vehicles.

The rear garden is mainly laid to lawn with flower bed borders, patio to the side making this a great spot for alfresco dining throughout the summer months, enclosed via fencing, two garden sheds and gated access to the driveway.

Services

Mains Water
Mains Drainage
Mains Electricity

Council Tax Band: B



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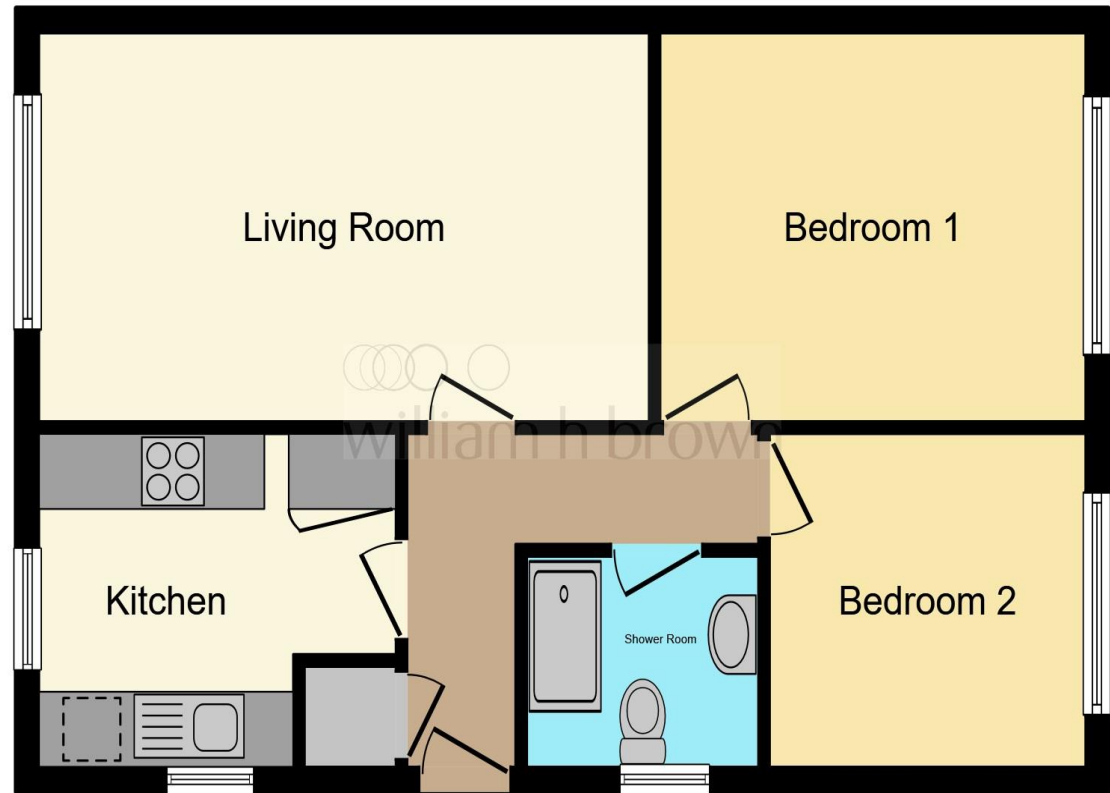
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- Guide Price £220,000 - £230,000
- Semi-Detached Bungalow
- Modern Kitchen With Spaces For White Goods
- Spacious Lounge/Diner
- Two Good Sized Bedrooms
- Family Bathroom
- Off Road Parking For Two Vehicles
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£220,000



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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FLH105062 - 0002

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