



D
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LENTEN HOUSE
PEASENHALL ROAD, WALPOLE, IP19 9BQ



This spacious five bedroom detached house offers a wealth of spacious accommodation throughout, plenty of off road parking and double garage, all within the popular village of Walpole.

As you approach the property, the brick weaved driveway welcomes you to this deceptively spacious detached house. Stepping through the front door you are welcomed into the entrance hallway. To the left is the sitting room, which overlooks the front aspect, complete with a cosy open fireplace. Through the archway you are led to the dining area which then gives access through to the conservatory. The kitchen/breakfast room has French doors which lead directly out to the rear garden. The kitchen has been recently updated, complete with a modern finish with integrated appliances such as an electric hob, oven and dishwasher. Perfectly located next to the kitchen/breakfast room you have the utility room, which has plenty of space for appliances and access outside via the side door. You will also find a separate WC downstairs. Bedroom five is a single room that overlooks the front aspect that has previously been used as a study. Upstairs, off the spacious landing you have all four bedrooms, the bathroom and airing cupboard. The airing cupboard houses the water tank and also has storage. The loft is insulated and partially boarded. Bedroom one is the master bedroom that overlooks the front aspect, with double wardrobes and an en-suite that boasts a separate bath, corner shower, toilet and basin. Bedroom two and three are both large double rooms, overlooking the rear aspect with bedroom three boasting a built in storage cupboard. Bedroom four is a small double room. The newly added family bathroom has a bath, shower, toilet and basin. Outside, there is plenty of off road parking at the front of the property and access to the detached double garage. The rear garden is a generous size, with a patio area, lawn and shingled beds.



SERVICES: Mains water, electricity and drainage are connected. Heating is provided by way of oil fired central heating via radiators and the open fireplace. The oil boiler was installed in 1991 and was last serviced in 2023. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE – Freehold - Vacant possession of the freehold will be given upon completion.

LOCAL AUTHORITY: East Suffolk Council – Tax band E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – E

AGENTS NOTES – Planning permission was previously granted to convert the double garage into a two person studio and plans are available to add a shower in the WC and knock the wall down between the kitchen and dining room.

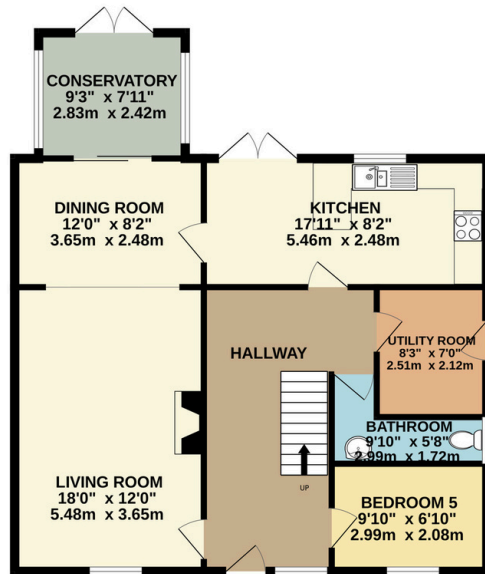




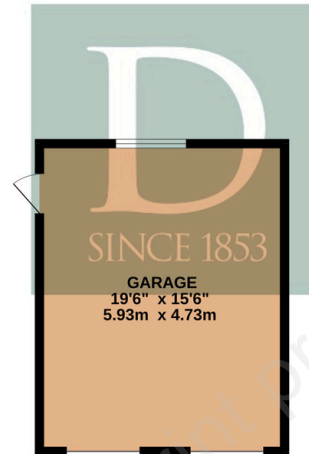
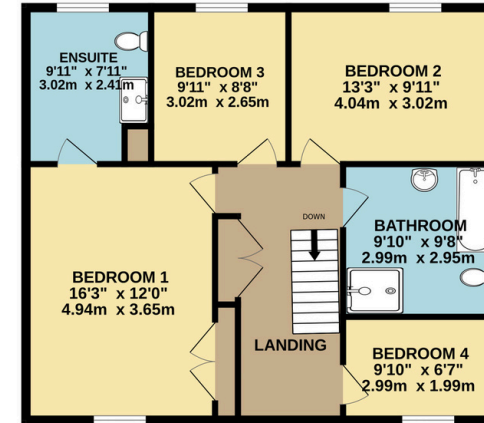
**NO ONWARD
CHAIN**

FLOOR PLAN

GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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