



**MOLEHILL HOUSE**  
PEASENHALL ROAD, WALPOLE, IP19 9BG





Located in the popular village of Walpole, this detached home offers four bedrooms, ample off road parking, a double garage and a well-established rear garden, all only a short drive from Halesworth Town Centre!

As you approach the property off Peasenhall Road in Walpole, you will find a shingle driveway that offers ample off-road parking as well as a double garage. As you step through the front of the property you are welcomed into the porch and on into the entrance hallway, a great space for welcoming guests. Located in the hallway is a useful WC that boasts a basin and toilet. To your right is the sitting room, a dual aspect room with a fireplace as the main focal point. Off the sitting room is the conservatory which offers views over the rear garden with a door leading to the outside. The kitchen/diner benefits from a good range of wall and base units along with a solid granite worktop as well as ample space for a dining table. Sliding doors off the dining area lead to the patio to the rear of the property. Off the kitchen is a useful utility room, with basin, worktop and space for white goods. A door from the utility area leads to the garage.

On the first floor, you'll find four bedrooms. Bedrooms one and two, which face the rear, both feature built-in wardrobes and are spacious double rooms. Bedroom three, also with fitted wardrobes, is a smaller double. Bedroom four is a single, overlooking the front. The family bathroom includes a bath with a shower over, a basin, and a toilet.

At the back of the property, there is a large garden, approximately ½ acre (subject to measurement). The well-maintained garden offers various areas of interest, thoughtfully created by the current owners, fruit trees and bushes, three lawned area, and several outbuildings, such as sheds and a greenhouse. This home is perfect for those seeking a village lifestyle, with easy access to nearby amenities, while offering a fantastic outdoor space and four bedrooms!

SERVICES: MAINS WATER, ELECTRICITY ARE CONNECTED. HEATING IS PROVIDED BY WAY OF OIL FIRED CENTRAL HEATING VIA RADIATORS. A NEW BOILER WAS INSTALLED IN FEBRUARY 2021. DRAINAGE IS PRIVATE VIA A KLARGESTER DRAINAGE SYSTEM.(DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

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.

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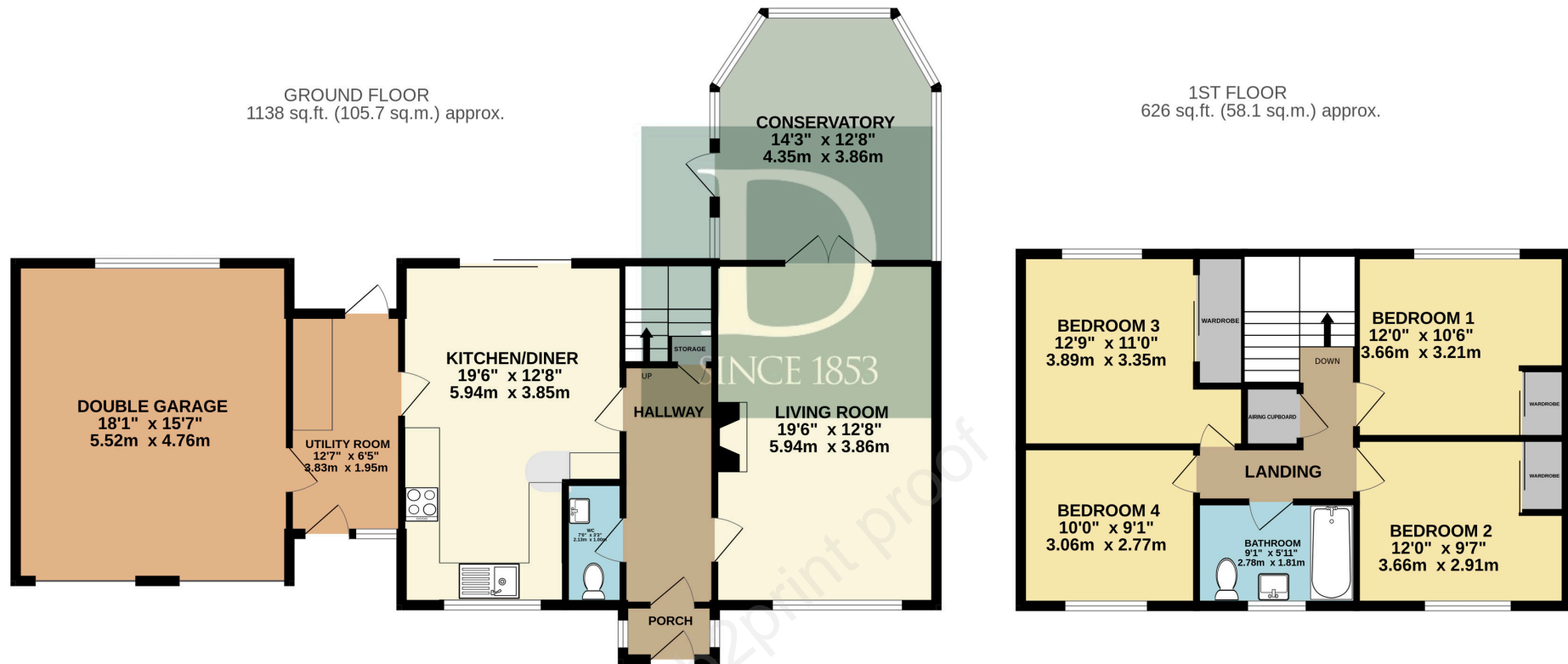








## FLOOR PLAN



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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### CONTACT US

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