



ALDERWOOD

PEASENHALL ROAD, WALPOLE, HALESWORTH, IP19 9BG



A delightful, detached three bedroom home, set in approximately 2 acres (stm). This home is immaculately presented and located in a popular village location whilst only being a short distance from amenities!

Set back from the village road, this detached home is well-established and sits comfortably within its plot. Upon entering through the front door, you are greeted by a spacious entrance hall, offering an inviting area for guests. To the left, there's a separate dining room with a view of the front of the property. The kitchen, featuring abundant cupboard space that wraps around the room and a centrally located breakfast bar, overlooks the garden at the rear. Adjacent to the kitchen is a practical utility room with direct access to the garden, along with a WC that includes a basin and sink. To the right of the entrance hall, you'll find the sitting room—a generously sized space that flows seamlessly into the garden room, providing panoramic views of the garden. The sitting room also features a wood burner.

Upstairs, the first floor houses the master bedroom, a dual-aspect room of ample size, complete with a built-in wardrobe. The en-suite bathroom includes a shower, basin, and toilet. Bedroom two is another spacious room, also with built-in wardrobes, an airing cupboard and views of the garden. Bedroom three overlooks the front of the property, while the family bathroom is equipped with a shower, basin, and toilet. Outside, the property offers a large shingle driveway, a double garage, and a double carport. At the rear, a patio area provides an ideal spot for alfresco dining during the warmer months, leading to a beautiful garden filled with mature shrubs and trees. Overall, this property is a must-see, perfect for those seeking a village location with convenient access to amenities!

SERVICES: Mains water, electricity and drainage are connected. Heating is provided by way of oil fired central heating via radiators and underfloor heating to the ground floor. The property also benefits from solar panels generating approx. £1200 p.a. (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 F

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 – C

TENURE - Freehold



3



2



2



2 acres
(stm)





IMMACULATLY
PRESENTED HOME



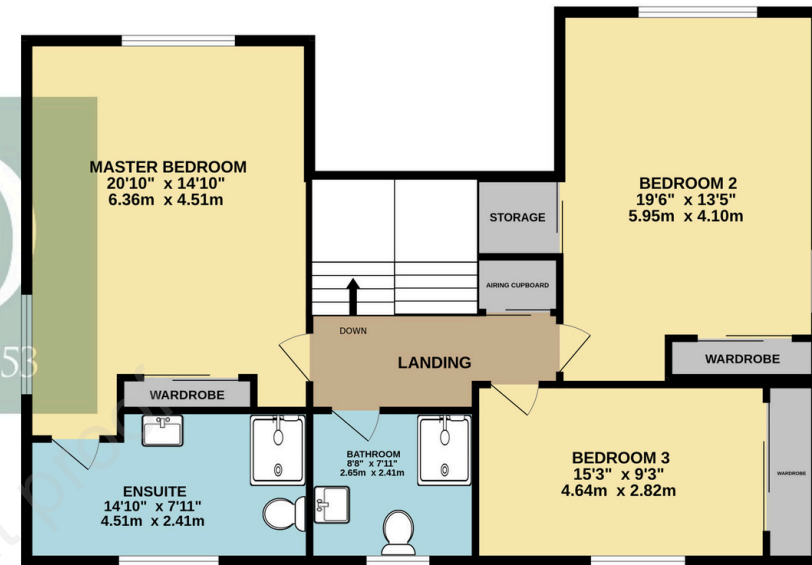


FLOOR PLAN

GROUND FLOOR
1493 sq.ft. (138.7 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2548 sq.ft. (236.7 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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