

A three bedroom, semi-detached bungalow, in a small cul-de-sac, set on the outskirts of Peasenhall.

Guide Price
£199,500 Freehold
Ref: P7406/B

25 Mount Pleasant
Peasenhall
Saxmundham
Suffolk
IP17 2LN



Entrance hall, sitting room, conservatory and kitchen.
Principal bedroom with en-suite bathroom, two further bedrooms
and family bathroom.
On-street parking.
Garden to front, and enclosed garden to rear.
No forward chain.

Contact Us



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Location

25 Mount Pleasant is located off Mill Road, a short distance to the west of the pretty and popular village of Peasenhall. The property is within easy walking distance of the village and all it has to offer, but, at the same time, is off a minor country lane in an elevated position with views of the surrounding countryside. Peasenhall is a sought-after village with a well stocked shop, a highly regarded delicatessen (Emmett's), and Weavers tea room. There is a village hall which is frequently used for various events. There is an excellent public house, well known for its good food, in the neighbouring village of Sibton, which is just over a mile from the property.

The market town of Saxmundham is just 6 miles to the east and benefits from Waitrose and Tesco supermarkets as well as a selection of independent shops and a railway station with links to Ipswich and onto London's Liverpool Street Station. The market town of Framlingham, with its historic medieval Norman castle, is just 7 miles, and the Heritage Coast, with destinations such as Aldeburgh, is approximately 11 miles away. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

Description

25 Mount Pleasant is a spacious, three bedroom semi-detached bungalow with brick elevations under a pitched pantile roof. Mount Pleasant is accessed via Mill Road on the edge of the popular village of Peasenhall. The property is one of several similar properties set round a cul-de-sac with an open plan layout to the front gardens. There is on-road parking. 25 Mount Pleasant has a enclosed and private garden to the rear.

The accommodation is all on one level and comprises a front door to the entrance porch with a further door to the entrance hall. From there there are doors off to the well fitted kitchen, which benefits from a single oven with ceramic hob over, a single drainer sink unit recessed into tiled worksurfaces and space for appliances. The sitting room is well proportioned with a recently fitted woodburning stove and this room opens up into the conservatory with French style doors opening into the non-overlooked rear garden. From the entrance hall there is also access to the family bathroom with bath with electric shower over, close coupled WC, pedestal hand wash basin with useful built-in cupboard and electric heater towel rail. Also accessed from the entrance hall, the principal bedroom is good sized and benefits from en-suite bathroom, again with bath with shower over, WC and wash basin. An inner hall provides access to the two remaining bedrooms, one good sized double and a single.

The property is mostly double glazed and is heated via electric night storage heaters.

Outside the property is approached from the communal parking area via a block paved path leading to the front door. The pathway continues to the side where there is a gated access to the rear garden. Immediately behind the property there is a paved terrace and the adjoining lawn together with a small area with an ornamental pond. The rear garden is enclosed by close-boarded fencing.



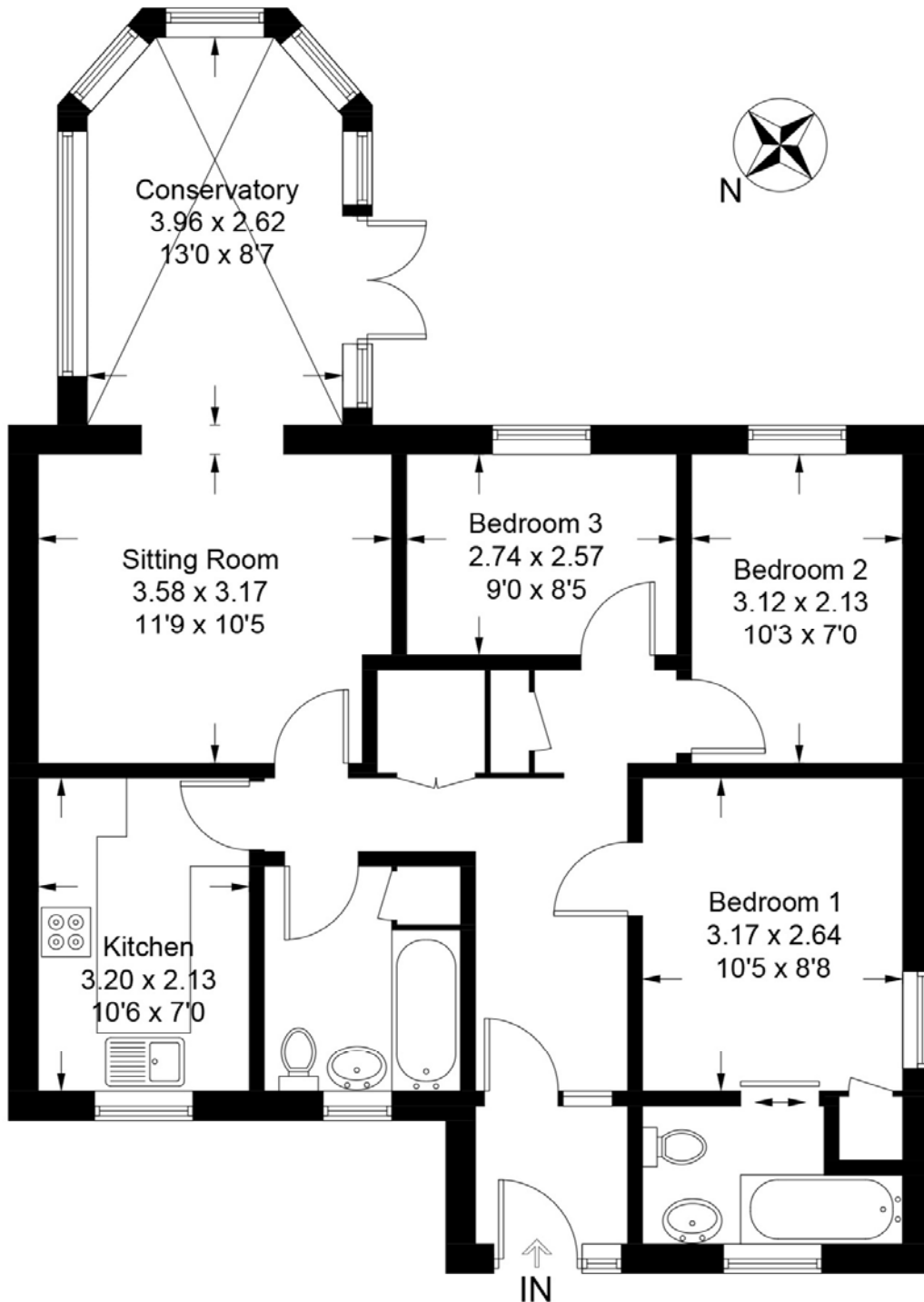






25 Mount Pleasant, Peasenhall

Approximate Gross Internal Area
74.8 sq m / 805 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage connected.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (56). A copy of the full report is available from the agent.

Council Tax Band B; £1,619.22 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2024



Directions

From Framlingham take the B1120 travelling north towards Badingham. At the T-junction with the A1120 turn right and continue for approximately 4 miles into the village of Peasenhall. In the centre of the village turn left immediately before Emmett's Store onto Mill Hill. Proceed up the hill and at the top turn left onto Mill Road. Continue for approximately half a mile and take the next left into Mount Pleasant. Follow the road round to the left and Number 25 will be found in the far right corner on the right hand side and identified by a Clarke & Simpson 'For Sale' board.

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