

EST.  1993

JENNIE JONES

ESTATE AGENTS



Hackney Road , Peasenhall, Suffolk IP17 2HW

GUIDE PRICE

£299,995

## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM/ DINING ROOM; REAR HALL; KITCHEN; GROUND FLOOR BATHROOM;  
2 DOUBLE BEDROOMS; LANDING BED 3/DRESSING ROOM; GARDENS; SEPARATE PARKING SPACE.**

### **THE PROPERTY**

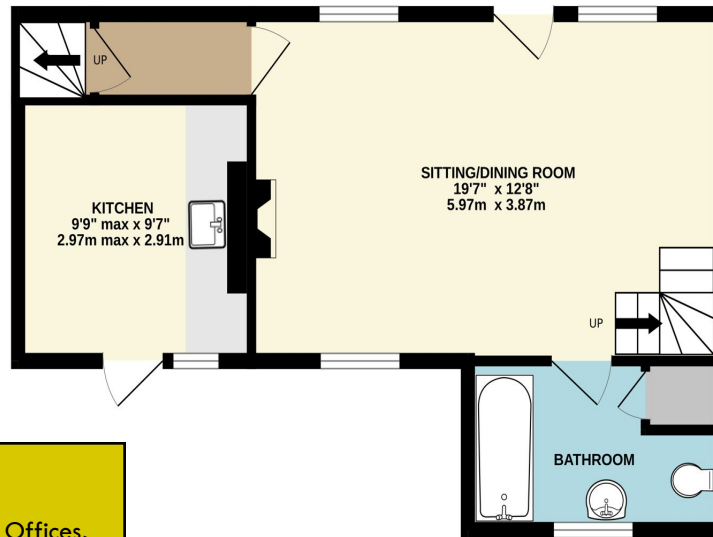
This attractive cottage is located in the heart of the sought after Suffolk village of Peasenhall and is in outstanding decorative order and offers a wealth of character. The property has undergone a through programme of refurbishment last year and has a refitted kitchen, bathroom and new oil fired central heating system. Currently occupied as a full time home the cottage is also worthy of consideration as a wonderful country retreat and thus, earliest viewing is essential.

The front door leads into the large sitting/dining room which has an open fire, double aspect windows, exposed timbers and stairs to the 1st floor. A small rear hallway has a brick floor, exposed studs, secondary staircase to 1st floor and leads to the kitchen. The kitchen has fitted cupboards with natural timber worksurface having deep glazed butler sink inset, understair cupboard and stable door to outside. Also on the ground floor is the bathroom which has a panelled bath with shower mixer tap, shower over and glazed shower screen. Close coupled WC, washbasin and cupboard with plumbing for washing machine. On the first floor the staircase from the sitting/dining room leads up to the landing bedroom/dressing room with a door leading to another bedroom - a good double with bedroom fireplace and exposed timbers and door leading to another bedroom, again a double and which has a built in cupboard and secondary stairs back down to the rear hall. Outside there is a large rear garden laid to lawn with corrugated outhouse and the external oil fired boiler. Separate from the property and accessed off Mill Road is a private parking space.

### **LOCATION**

The sought after village of Peasenhall's High Street which has an excellent village shop, Emmets the renowned delicatessen, and a tea shop. The village hall is frequently used for various events such as film nights and the adjoining village of Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: B**

**SERVICES**

Mains electricity, drainage and water.

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**

TOTAL FLOOR AREA : 785 sq.ft. (73.0 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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