



## Peasenhall, Suffolk

Guide Price £675,000

- Countryside views
- Double Garage
- Kitchen/dining/living room
- Calor gas under floor heating
- Private road
- Games room with WC
- Triple glazing
- 2 Ensuites
- EPC - B

# Springwood Drive, Peasenhall

An attractive and well appointment individual detached family home standing in an elevated position overlooking meadow land above the village. Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: E



## DESCRIPTION

A well appointed individual detached house standing in an elevation position overlooking meadowland at the edge of this popular village. Set back from the road a driveway provides ample parking and access to a double garage with wide log store to the rear. The gardens are laid to lawn and open to the meadow beyond. Within the garden is an excellent studio building complete with WC. The accommodation with triple glazing and Calor gas fired under floor and radiator central heating comprises:

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor with storage cupboard below. Double doors open to:

### SITTING ROOM

Recessed stone fireplace with stone mantle and surround. Wood burning stove. Window overlooking the front garden and bi-fold doors opening to a paved patio and the rear garden.

### KITCHEN/DINING/LIVING ROOM

A spacious room with double aspect and bi-fold doors opening to a second paved patio. At one end the fitted kitchen comprises base and wall cupboards, polished stone work surfaces, integrated sink unit and tiled surrounds. Fitted electric oven and 5 ring gas hob with cooker hood over. Plumbing for dishwasher.

### UTILITY ROOM

Storage cupboards, work surface with plumbing for washing machine and space for tumble dryer below. Water softener. Gas central heating boiler. Window overlooking the front garden.

## STUDY

Window overlooking the rear garden.

## CLOKAROOM

White suite comprising hand basin and WC. Opaque window.

## FIRST FLOOR

### LANDING

A galleried landing, large window with view over the meadow.

### BEDROOM

Fitted Wardrobes. Juliet balcony with countryside view.

### BEDROOM

Window to front elevation, roof light to rear.

### ENSUITE

White suite comprising bath, hand basin and WC, floor and wall tiling, heated towel rail.

### BEDROOM

Window to front elevation.

### ENSUITE

White suite comprising shower cubicle, hand basin and WC, wall tiling, heated towel rail.

### BEDROOM

Window with countryside view to the rear

### BATHROOM

White suite comprising bath, hand basin and WC, floor and wall tiling, heated towel rail.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains, water electricity and drainage.

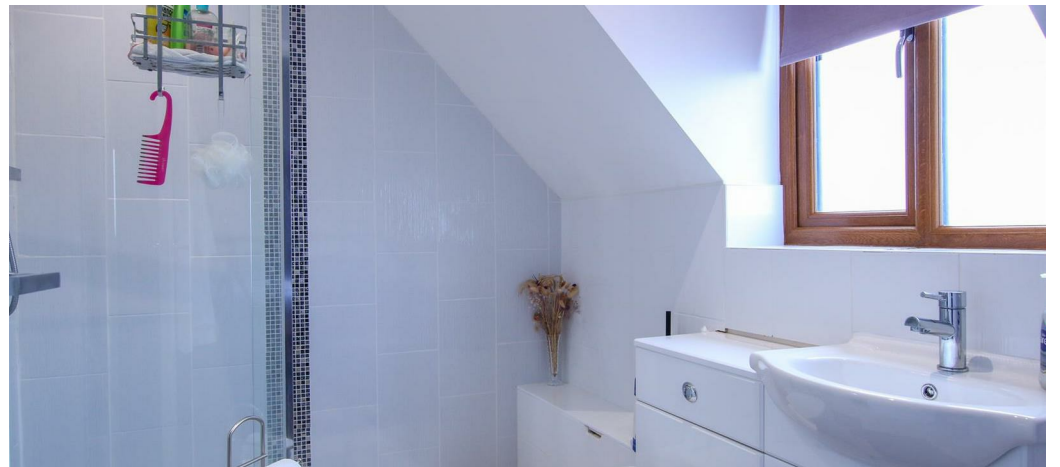
## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20556/RDB.

## FIXTURES & FITTINGS

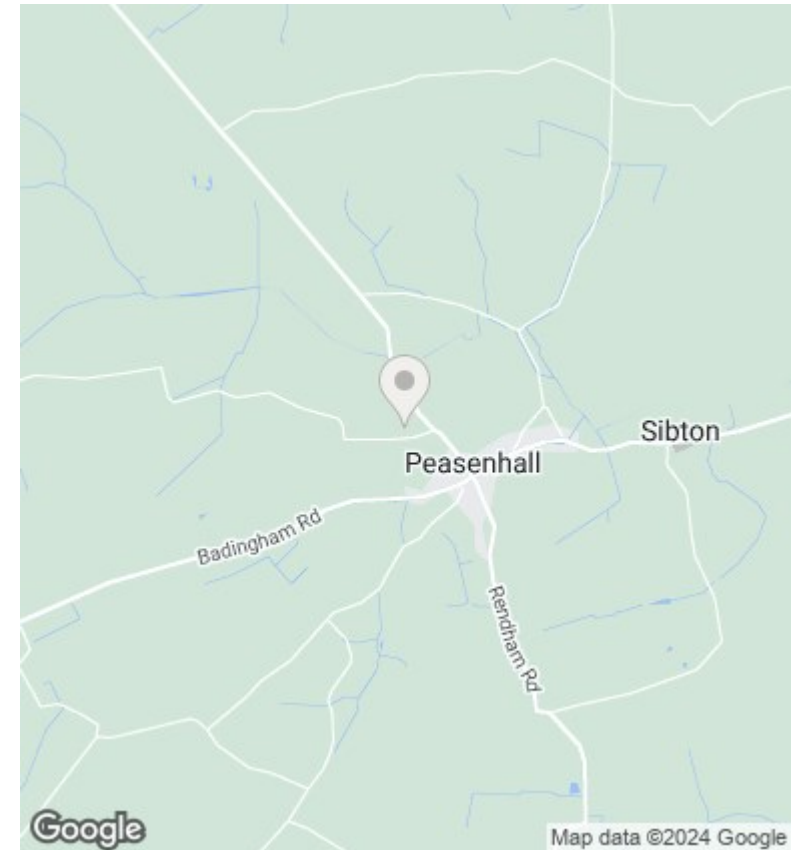
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TOTAL FLOOR AREA: 166.6 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)