



## Peasenhall, Saxmundham

Guide Price £250,000

- No Onward Chain
- Generous Garden & Outbuilding
- Ground Floor Bathroom
- Three Bedrooms
- Fireplace with Wood Burner
- Electric Night Store Heating
- Countryside Views & Within the Village Conservation Area
- Wealth of Character
- EPC - E

# Hackney Road, Peasenhall

A charming and characterful cottage with countryside views to front and rear with in the Conservation Area of this popular 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: B



## DESCRIPTION

A particularly attractive Victorian semi-detached cottage of red brick elevation below slate covered pitched roof, set back from the road and standing in an elevated position over looking countryside to the south. Situated at the western end of the village within its Conservation Area, this charming cottage is offered for sale with no onward chain offering the opportunity for early occupation. Approaching the property up the steps of shallow brick leads to the imposing entrance porch and sitting room which offers a fine view over the countryside, whilst screening Yew hedges hides the road. A central hallway features an elegant staircase rising to the first floor, lit by a large sash window. Off the hallway is the bathroom, kitchen and rear hall/utility. On the first floor the galleried landing leads to the three bedrooms with the principal bedroom enjoying a countryside view.

## ACCOMMODATION

### ENTRANCE LOBBY

### SITTING ROOM

Fireplace with wood burning stove, Windows to front and side elevations.

### HALLWAY

Elegant turning staircase rising to the first floor with large sash window. Storage cupboard.

### BATHROOM

Suite comprising panel with electric shower over, hand basin with storage cupboard below and W.C.

## KITCHEN

A range fitted storage cupboards, work tops tiled surrounds and single drainer sink unit with mixer tap. Windows to side and overlooking the rear garden.

## UTILITY/REAR HALL

Plumbing for washing machine. Rear entrance door.

## FIRST FLOOR

### GALLERIED LANDING

### BEDROOM

Ornamental cast iron fireplace. Built in airing cupboard. Wardrobe. Window to front elevation with countryside view.

### BEDROOM

Window to rear elevation.

### BEDROOM

Window to side elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains water and electricity. Drainage TBC.

## 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: 20770/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropac (2025)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)