

EST.  1993

JENNIE JONES

ESTATE AGENTS



4 Oak View, Peasenhall, Suffolk, IP17 2LH

GUIDE PRICE

£290,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE PORCH; ENTRANCE HALL; SITTING ROOM/DINING AREA; KITCHEN; GROUND FLOOR SHOWER ROOM
LANDING; FOUR BEDROOMS; FAMILY BATHROOM; GOOD SIZED GARDENS;**

THE PROPERTY

An extended four bedroom semi-detached house locate close to all local amenities. The accommodation in brief comprises an entrance porch and entrance hall with staircase leading to the first floor landing. There is a spacious sitting room with dining area, windows to front and rear aspects and French doors opening to the rear garden. The kitchen is fully fitted with base and wall mounted units, space for range style cooker and fridge/freezer, plumbing for dishwasher and washing machine. There is a recently fitted ground floor shower room. To the first floor are four bedrooms and a family bathroom. At the front of the property is an area of garden and a path to the side gives access to the enclosed spacious rear garden which is mainly lawn with a patio area.

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).

LOCAL AUTHORITY

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

COUNCIL TAX BAND= B

SERVICES: Mains water, drainage and
electricity are available to the property.
Central heating is by oil fired boiler.

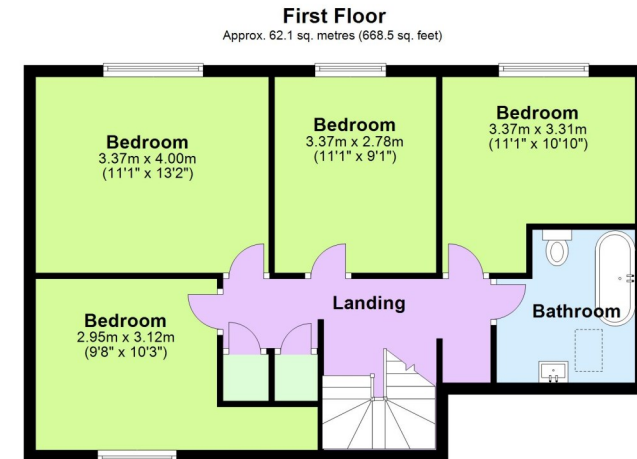
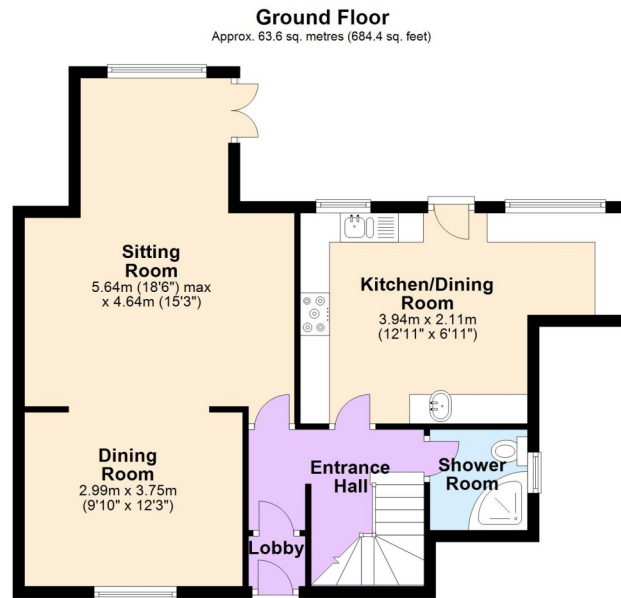
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = E



Total area: approx. 125.7 sq. metres (1352.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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