



1 MILLFIELDS  
PEASENHALL, IP17 2LS



A spacious detached two bedroom bungalow, located in the popular village of Peasenhall with off road parking and garden to the front and rear.

Beautifully renovated by the current owners, 1 Millfields is a nicely presented detached bungalow, situated in the popular village of Peasenhall, down a quiet cul-de-sac location.

Stepping through the front door you are welcomed into the open plan sitting room, dining room and kitchen which provides the perfect space for family gatherings. Off this room you have your hallway which leads to bedroom one with a rear aspect window overlooking the garden. Bedroom two is both light and bright and will lead you on to your conservatory these rooms are both good sized double rooms. Your family bathroom is a generous size with a walk in shower and built in basin and toilet.

Outside, there is a driveway to the front and rear of the property so there is plenty of off road parking. To the side of the property is your fence which makes the rear garden all enclosed and secure. Down the side of the property is the side access gate which will lead you to the front door, The garden is mainly laid to lawn with flower beds and a raised patio area perfect for alfresco dining.

**Location -** A very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, including a butcher, post office and 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 a Waitrose supermarket and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.

**SERVICES:** Mains water, drainage and electricity are connected. Heating is provided for by way of oil through radiators. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY:** East Suffolk Council – Band C

**EPC – D**

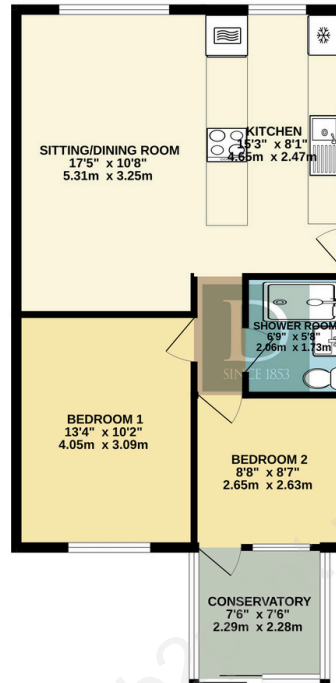
**VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





## FLOOR PLAN

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA - 632 sq ft. (58.7 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 network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)