



5 PEASENHALL ROAD

WALPOLE , IP19 9BG



Located in the popular village of Walpole, this three-bedroom semi-detached home has been recently renovated by the current owners and offers a great space for family living.

Upon entering the property, you step into the welcoming entrance hallway. To your left, a utility room and storage cupboards offer practical space, while to your right, the modernized kitchen overlooks the garden. The open plan sitting/dining room is bright and airy, perfect for family gatherings. The family bathroom features a shower, basin, and toilet. Upstairs, two spacious double bedrooms and a smaller double room offer comfortable accommodation, with the rear-facing room providing a peaceful view. A convenient WC with a toilet and basin is located upstairs as well.

Outside, the property boasts a sizeable front garden and a generous rear garden with a lawn and patio area. Off-road parking for two cars is available behind the rear garden.

The village of Walpole sits on the edge of the fine Heveningham Hall Estate. It is a small rural village situated between Halesworth 2.5 miles, Harleston 14 miles, Beccles 14 miles and Bungay 11.5 miles. Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.



SERVICES Mains water, electricity and drainage are connected to this property. Heating is provided by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - B

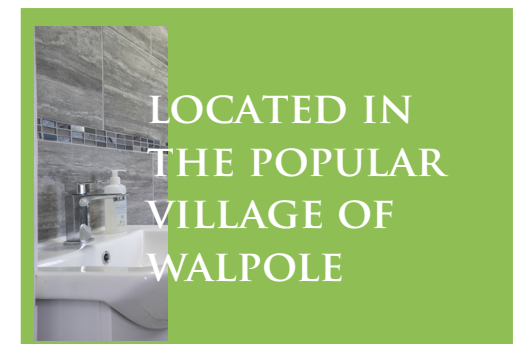
TENURE - Freehold

EPC - E

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

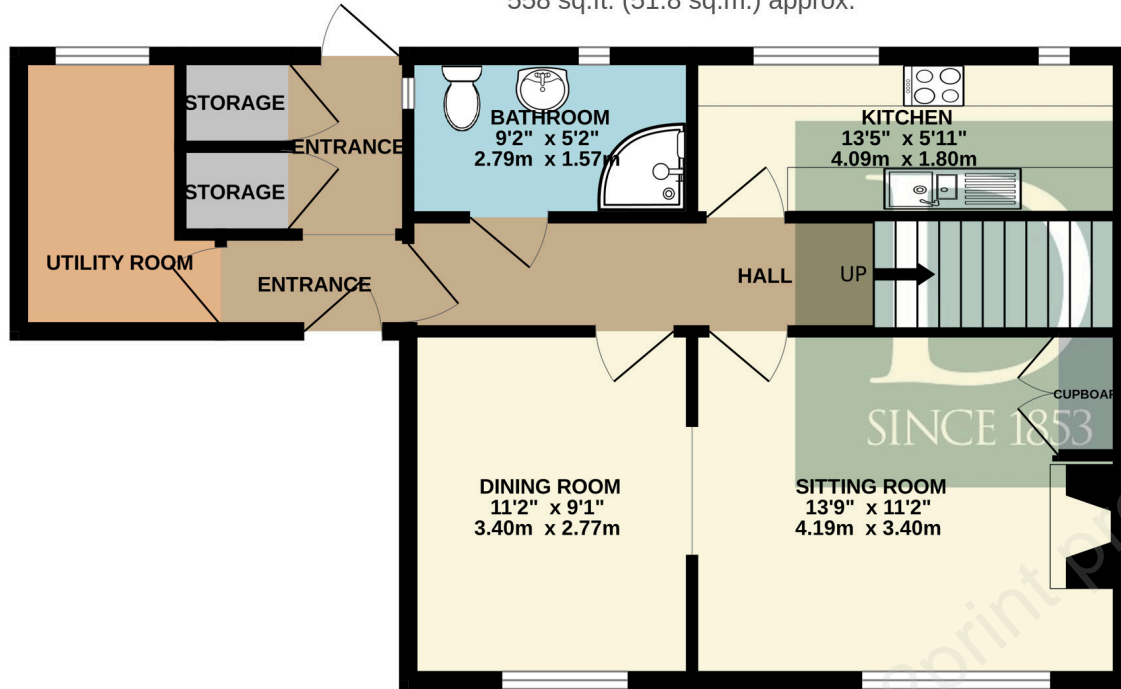
DURRANTS BUILDING CONSULTANCY- Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



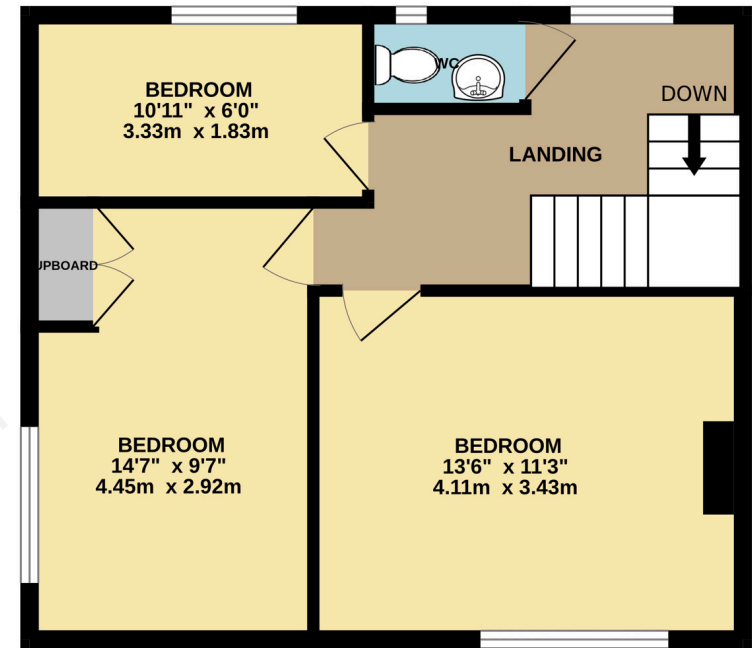


FLOOR PLAN

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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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.

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