



THE WILLOW

MILL ROAD, PEASENHALL, IP17 2LW



Boasting countryside views and open plan living, this four-bedroom detached home is set down a quiet road in Peasenhall.

Upon entering the property, you'll find a modest porch, suitable for coat and shoe storage. Moving into the hallway to your right is the dining room, which offers decent space and views to the front. The kitchen/breakfast room, also with front views, serves as the central gathering spot, connecting to the sitting room. The sitting room features a fireplace as its main focal point and provides views of the countryside, with doors leading outside. Additionally, off the hallway, there's a practical utility room with garden access. Next to this is the family bathroom, equipped with a bath, basin, and toilet, accompanied by bedroom three, featuring built-in wardrobes and garden views.

Upstairs and to your right, you'll be greeted by bedroom one, a spacious double room featuring convenient built-in wardrobes. Continuing along the landing, you'll find sizable cupboards, offering ample storage options. Further down the hallway is a second bathroom, complete with a shower, basin, and toilet. Adjacent to the bathroom, you'll discover bedroom four, a cozy yet versatile space that could also serve as an ideal home office. Next door, you'll find bedroom two, another generously sized double room equipped with built-in wardrobes, providing ample storage and comfort.

Outside to the front of the property there is ample off-road parking as well as a double garage and workshop. At the back of the property lies a delightful garden, predominantly laid to lawn with picturesque countryside views extending to the fields. Overall, the property is situated on just over an acre (sts), providing ample space to enjoy the outdoors!

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

LOCAL AUTHORITY: East Suffolk Council - E

EPC - D

TENURE - Freehold

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

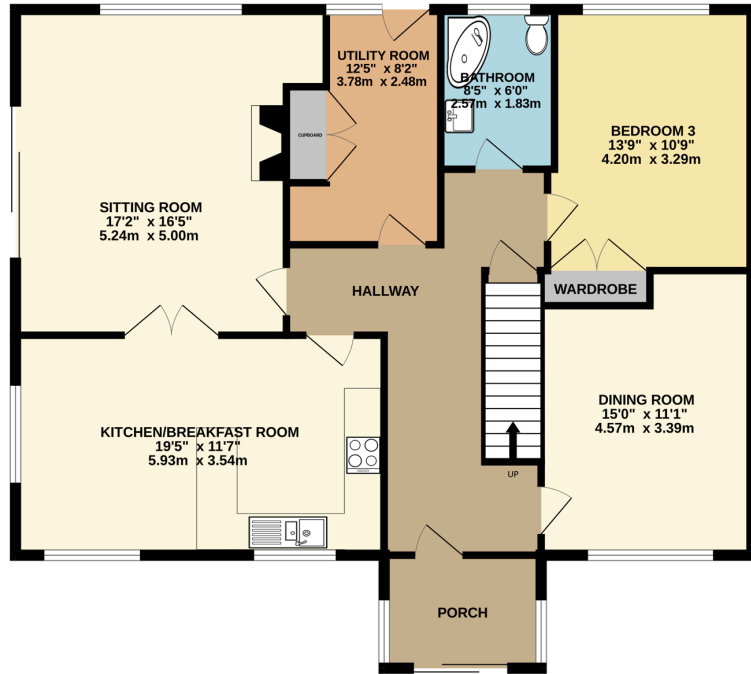
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



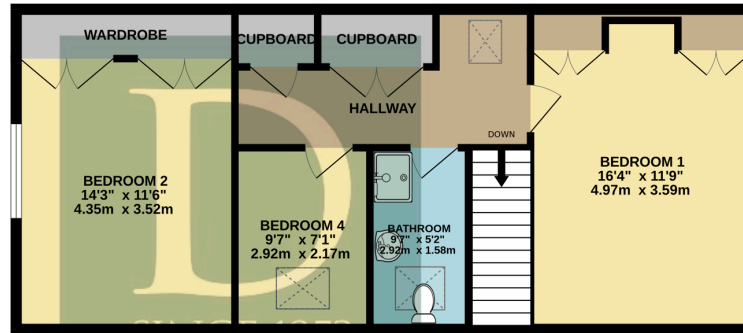


FLOOR PLAN

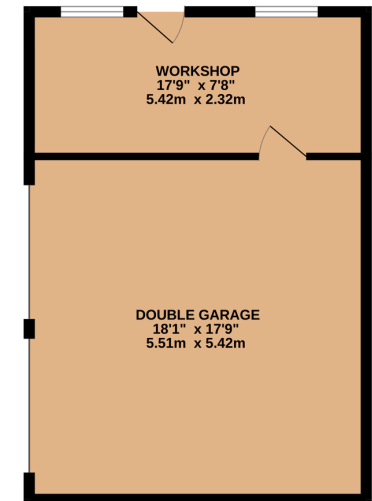
GROUND FLOOR
1161 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



GARAGE
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.3 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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