



FARTHINGS

SIBTON ROAD, PEASENHALL, IP17 2JF



Situated in the sought-after village of Peasenhall, this four-bedroom detached home provides an ideal balance of outdoor enjoyment and spacious indoor living, perfect for family life and entertaining guests.

Entering through the front door of the property, you'll step into the entrance hallway. To your right, you'll find a practical and well-appointed utility room, which includes the added convenience of a WC. Continuing through the property, you'll arrive at the heart of the home. The spacious kitchen/diner is designed for open-plan living, providing ample space for cooking, dining, and entertaining. Large bifold doors in the kitchen/diner bring the outdoors in, seamlessly connecting the indoor space to the garden. Leading from the dining area, through glazed double doors is the sitting room. This inviting space is enhanced by triple aspect views that flood the room with natural light and offer panoramic views of the garden. The sitting room also has direct access to the garden through two sets of patio doors, making it ideal for indoor-outdoor living. A wood burner serves as the room's central focal point. Off the entrance hallway, you'll find the dining room, which features its own wood burner and a door to the garden. This room has a view over the formal parterre garden. From the dining room is a door to the study, an ideal space for work and reading. This thoughtful layout ensures that each room is both functional and harmonious, contributing to the overall flow and comfort of the home.

Upstairs, there are four bedrooms. The master bedroom is spacious and features dual aspect views of the garden. The ensuite boasts a shower, basin and toilet. Bedrooms two and three are both sizeable double bedrooms overlooking the side aspect of the property. Bedroom four is a single bedroom with the added benefit of built in wardrobe space. The family bathroom boasts a bath with shower over, basin and toilet.

At the front of the property, there is plenty of off-road parking space available and an electric car charging point. Additionally, the property includes the valuable feature of a double garage. The garden, which surrounds the entire property, is full of various areas of interest. These include vegetable patches for those who enjoy gardening, several patio areas perfect for relaxation or outdoor dining. There is also a green house, wood store and sheds that provide ample facilities for gardening enthusiasts.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of oil-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 - E

EPC - TBC

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.



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