



VALLEY
VIEW

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MILL ROAD, IP17 2LW



Located along a quiet road in the sought-after village of Peasenhall, this beautifully presented four-bedroom detached house has been thoughtfully updated over the years to meet contemporary living standards. The property is in immaculate condition, making it ready for someone to move straight into. This home is truly a must-see!

Upon entering through the front door of the property, you step into the porch, leading directly into the hallway. To your left, you'll find a generously sized, dual aspect sitting room that allows an abundance of natural light into the space. This room's main focal point is a charming wood burner, complemented by sliding doors that open to the a large patio and back garden. Adjacent to the sitting room is a practical home office, also dual aspect, featuring a door to the garden and a boiler cupboard discreetly tucked in the corner. Off the hallway, you'll discover a well-appointed downstairs bathroom, complete with a shower, basin, and toilet. The heart of the home is the expansive open-plan kitchen/diner, which offers views of both the front and rear of the property. The kitchen boasts a comprehensive range of wall and base units, integrated appliances, and a central island, making it an ideal spot for entertaining guests. Bifold doors can separate the dining area from the kitchen, offering flexibility in the layout. Adjacent to the kitchen is a utility room, providing convenient access to both the front and rear of the property, and housing a spacious pantry cupboard.

Upstairs you will find four double bedrooms. Bedroom one is a very generous size double room overlooking the views across the garden and fields beyond. Bedrooms two and three overlook the front aspect of the property with the added benefit of built in cupboards. Bedroom four is the smallest of the four rooms and overlooks the rear aspect. The family bathroom boasts a bath with shower over, basin and toilet.

Outside, the front of the property features ample off-road parking on a brick driveway, along with the added benefits of a detached garage and carport. The rear garden, meticulously maintained by the current owner, enjoys views over the fields and includes various areas of interest such as flowerbeds, a barbecue area and pond. A summerhouse is a delightful addition to this outdoor space. The front of the property is equipped with solar panels, which have 12 years remaining on a generous RPI linked contract, offering an ongoing income and eco-friendly energy solution.

SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. CENTRAL HEATING AND HOT WATER IS PROVIDED BY WAY OF OIL-FIRED BOILER CENTRAL HEATING. IN ADDITION THE NEWLY INSTALLED PRESSURISED WATER TANK IS LINKED TO THE SOLAR PANELS, UTILISING SURPLUS ENERGY. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - F

EPC - C

TENURE - FREEHOLD

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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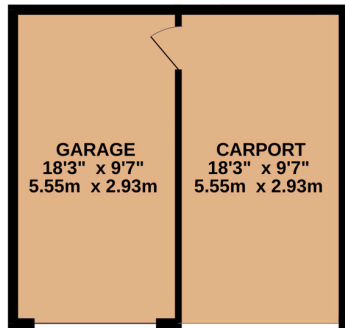




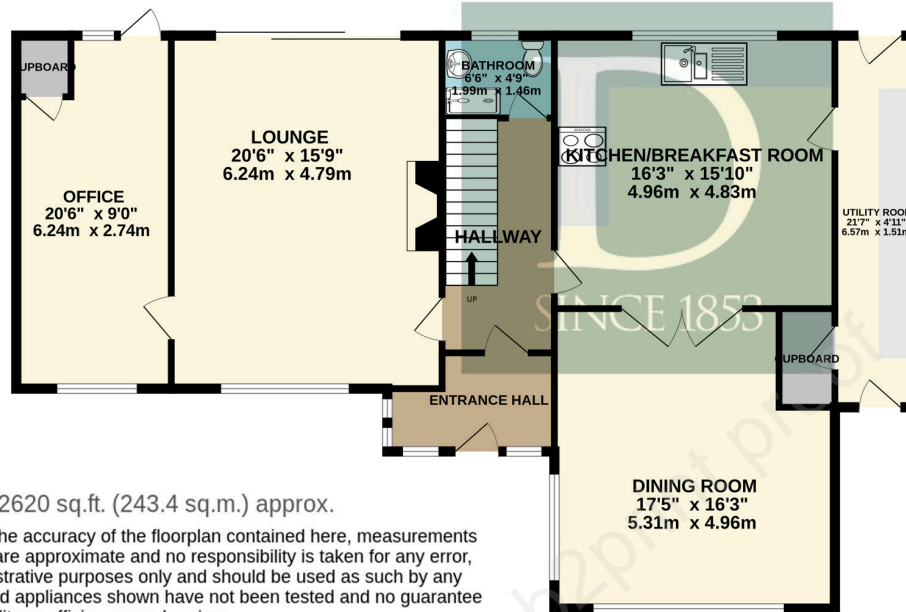


FLOOR PLAN

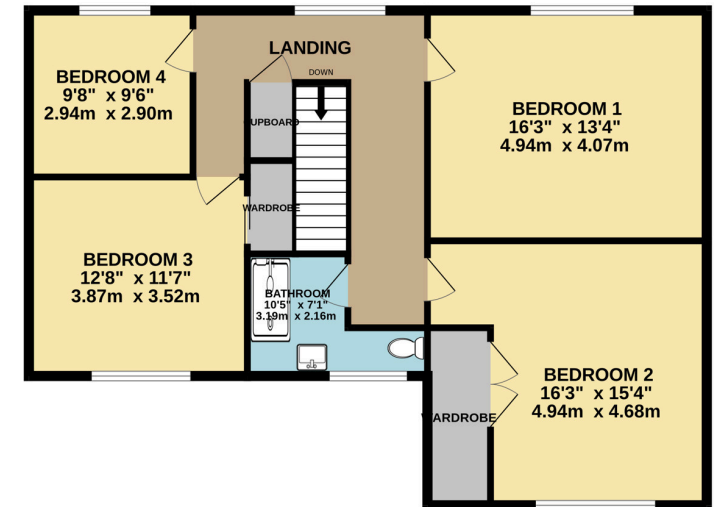
GARAGE
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
1314 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2620 sq.ft. (243.4 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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