



Palmer & Partners



Millfields, Peasenhall, Saxmundham,  
Suffolk, IP17 2LS

Guide Price £300,000 to £310,000

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- Extended Semi-Detached House
- Four Bedrooms
- Sitting Room & Conservatory
- First Floor Bathroom
- Garage & Off-Road Parking
- Beautiful Rear Garden



This beautifully presented and extended four-bedroom semi-detached house, situated in the sought-after village of Peasenhall, benefits from a beautiful rear garden, garage and off-road parking to the front, oil-fired central heating, and double-glazing.

Peasenhall is a popular village located approximately four miles from Yoxford, offering good access to the A12 commuter trunk road, and

approximately six miles from Saxmundham, offering rail services to London Liverpool Street station. The village has a selection of shops and cafes and is surrounded by the beautiful Suffolk countryside offering plenty of opportunity to leisurely walks.

**Outside – Front:** The garden is laid to lawn with a driveway providing off-road parking for two cars in front of the garage

and step up to the double-glazed front door.

**Garage:** 13'5" x 8'7" (4.1m x 2.62m) Up and over door with power and light connected.

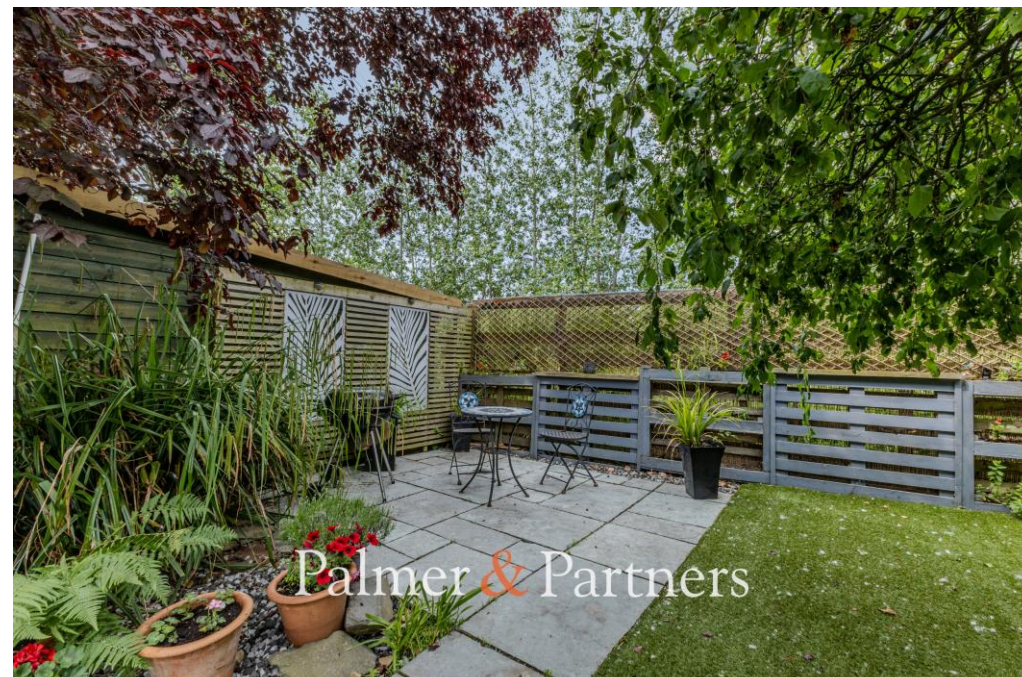
**Entrance Hall:** Coconut matting, radiator, stairs to the first floor, and door through to:

**Sitting Room:** 13'4" x 12'10" (4.06m x 3.9m) Double-glazed window to the front aspect, radiator, understairs cupboard, and door through to:

**Kitchen / Breakfast Room:** 16'2" x 8'1" (4.93m x 2.46m) Fitted with

a range of matching eye and base level units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer, integrated oven and ceramic hob with extractor hood over, space and plumbing for a dishwasher, space for an American style fridge freezer, breakfast bar with display cabinet above, double-glazed window to the conservatory, and opening through to:

**Conservatory:** 19'6" x 13' (5.94m x 3.96m) Multiple double-glazed windows, double-glazed



French doors opening out to the rear garden, glass roof, radiator, laminate floor, and steps down to:

**Utility Area:** Space and plumbing for a washing machine with additional appliance space above, door to the integral garage, and door through to:

**Cloakroom:** A two-piece suite comprising low-level WC and hand wash basin; half-height panelling to walls and double-glazed opaque window to the rear aspect.

**First Floor Landing:** Built-in cupboard with shelving, loft access, and doors to the bedrooms and bathroom.

**Bedroom One:** 19'11" x 8'7" (6.07m x 2.62m) Dual aspect with double-glazed windows to the front and rear, radiator, and an extensive range of built-in bedroom furniture.

**Bedroom Two:** 11'9" x 9'5" (3.58m x 2.87m) Double-glazed window to the front aspect and radiator.

**Bedroom Three:** 9'9" x 9'5" (2.97m x 2.87m) Double-glazed

window to the rear aspect and radiator.

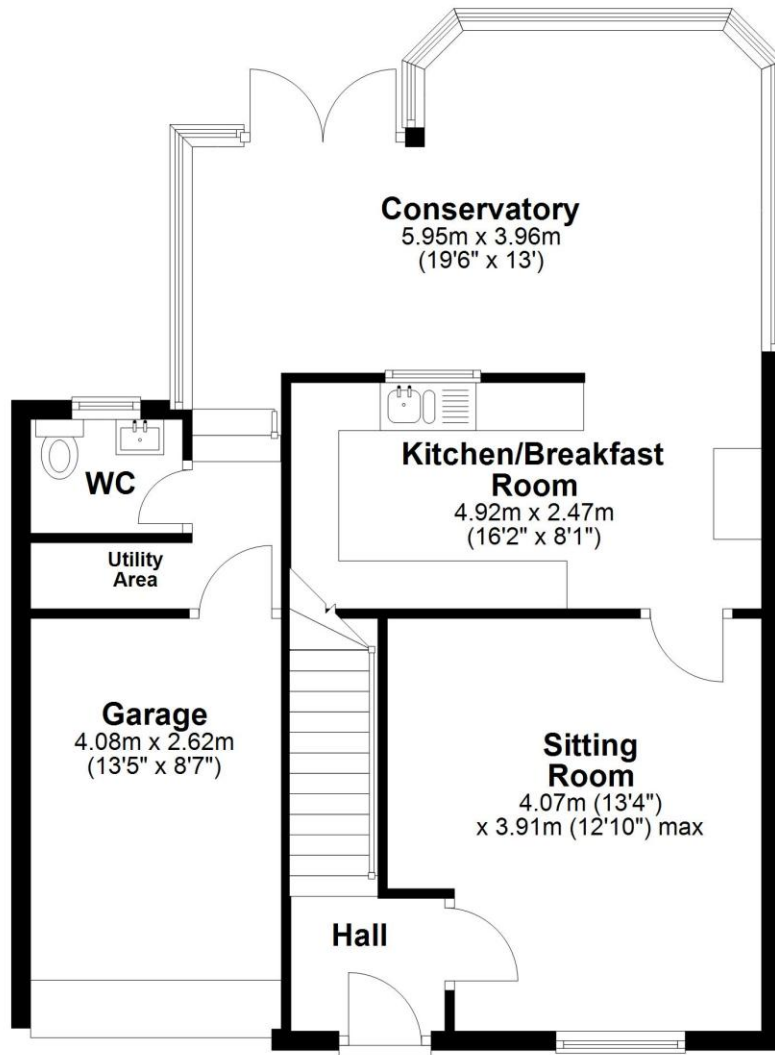
**Bedroom Four:** 7'11" x 7'10" (2.41m x 2.4m) Double-glazed window to the front aspect, radiator, two fitted shelving units, and multiple hanging rails.

**Family Bathroom:** A three-piece suite comprising bath with shower over and shower screen, low-level WC and pedestal hand wash basin with tiled splashback; aquaboarding to the bath area, heated towel rail, and double-glazed opaque window to the rear aspect.

**Outside – Rear:** The beautiful garden is a particular selling feature and is predominantly laid to artificial lawn; the garden is well-stocked with a variety of flowers and shrubs and has two patio seating areas, a substantial timber shed with two sets of stable doors and outside power socket and courtesy lighting, concealed oil tank, outside tap, and is fully enclosed by panel fencing.

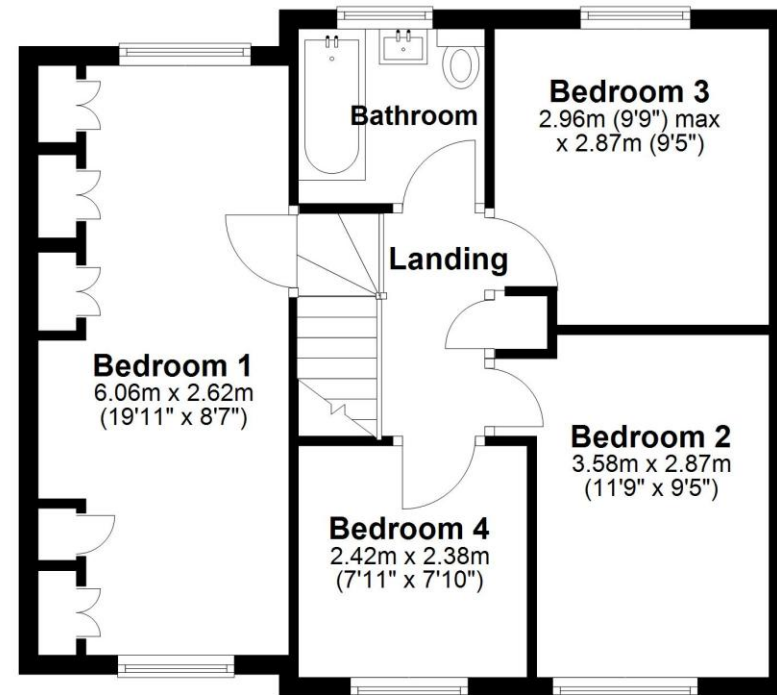
## Ground Floor

Approx. 69.4 sq. metres (746.7 sq. feet)



## First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 127.1 sq. metres (1367.8 sq. feet)

## 10 Millfield, Peasenhall

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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### Attributes

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: C



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