



Lenten House

Peasenhall Road | Walpole | Halesworth | IP19 9BQ

Guide Price £450,000

DURRANTS
SINCE 1853

Key features

- Offered chain free and ready to move straight in to
- Spacious accommodation throughout the house
- Oil fired central heating and uPVC double glazing throughout
- Four bedrooms all on the first floor
- Bedroom five/study on the ground floor, overlooking front aspect
- Family bathroom and en-suite on 1st floor, WC on ground floor
- Open plan kitchen/breakfast room with French doors out to garden
- Sitting room with cosy open fireplace, separate dining room
- Conservatory with views over the rear aspect
- Plenty of off road parking and double garage

Description

This spacious five bedroom detached house offers a wealth of spacious accommodation throughout, plenty of off road parking and double garage, all within the popular village of Walpole.

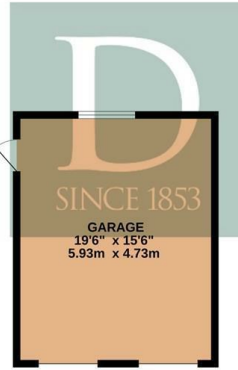


Directions

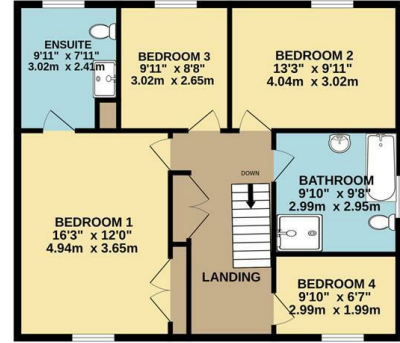


Floor plans

GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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