



6 Mabels Walk, The Causeway, Peasenhall, IP17 2HX

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**6 Mabels Walk
The Causeway
Peasenhall
Saxmundham
Suffolk IP17 2HX**

**A substantial newly built detached family house in a superb setting
within walking distance of all the local amenities.**

Guide: £750,000 FREEHOLD

ENTRANCE HALL | CLOAKROOM | LIVING ROOM | SNUG
KITCHEN/DINING ROOM | UTILITY | PRINCIPAL
BEDROOM WITH EN SUITE SHOWER | THREE FURTHER
BEDROOMS | FAMILY BATHROOM | DOUBLE GARAGE |
CAR PARKING | GARDEN

A superb new home nestled in this delightful rural village, that captures the essence of countryside living. Peasenhall is a serene and peaceful village that sits in a well-positioned location, close to the coast and several well-served towns and villages.

Built to the highest standard and in a sympathetic manner to the surrounding setting, Mabels Walk provides an opportunity to purchase a new home with all the benefits of an energy-efficient heating system, new kitchen and modern layout, whilst maintaining a unique charm, in a small community-centred development.

Surrounded by natural beauty, the village provides ample opportunities for outdoor activities, scenic walks, and a chance to appreciate the changing seasons. Local shops, tea room, and nearby amenities, including the close by White Horse at Sibton, ensure convenience while maintaining the village's distinct character.

With easy access to the A12 and a train station located in Saxmundham, it is simple to travel through to Ipswich, Norwich, Cambridge, London and beyond.



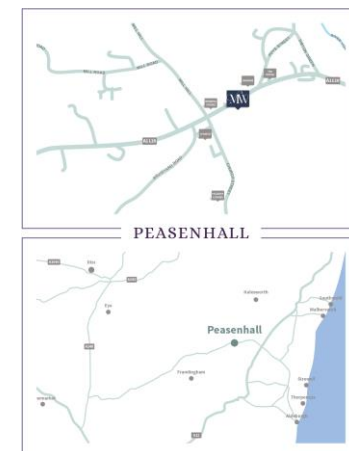
INTERNAL & EXTERNAL FINISHES

- Modern construction with 'C' rated Energy Performance Assessment Certificate.
- Traditional external brick walls, with pantiles and traditional roof tiles.
- Timber double-glazed windows and doors.
- Fitted kitchen with integrated appliances, including oven, hob, extractor hood, integral dishwasher and integral fridge freezer.
- Fitted utility room with spaces for washer and dryer.
- Flooring to kitchen/diners, bathroom, en suites and cloakrooms.
- White sanitaryware, tiled splashbacks and part-tiled walls in cloakroom, bathroom and en suite.
- Scandinavian pattern veneered internal doors with stainless-steel ironmongery.
- Prepared for solid fuel fire.

General information

- Mains water, electricity and drainage
- Central heating via air source heat pump with underfloor heating to the ground floor, panel radiators to the first floor
- Pressurised hot water
- Council Tax: to be confirmed.
- Ofcom states Ultrafast broadband is available
- Ofcom states mobile signal is likely
- C rated Energy Performance Assessment Certificate
- A management company will be set up to manage the road and communal areas including the public open space

Agent's Note: The fixtures and furniture in the photographs are CGI images and for illustrative purposes only.



Plot 6, Mabels Walk, Peasenhall

Approximate Gross Internal Area = 204.9 sq m / 2205 sq ft

Garage = 42.6 sq m / 458 sq ft

Total = 247.5 sq m / 2663 sq ft



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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