

8 St. Peters Close, Charsfield, Woodbridge, IP13 7RG



**Freehold**

Guide Price

**£500,000**

Subject to contract

**Popular residential  
location**

4 bedrooms,  
2 reception rooms,  
and 2 bathrooms



## Some details

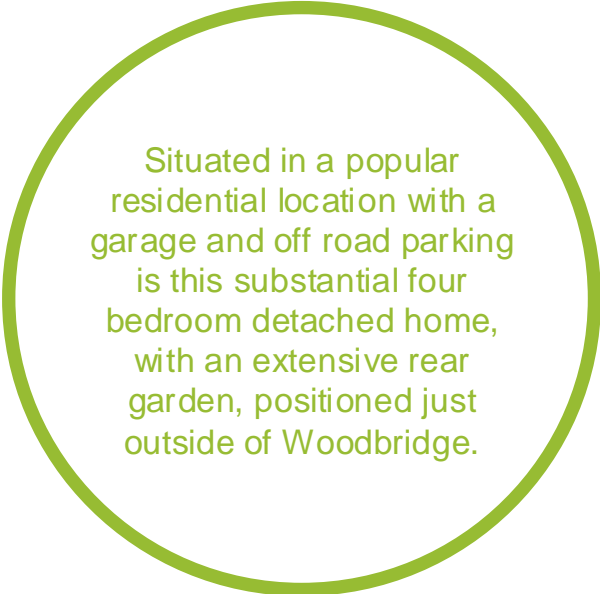
### General information

Situated in a popular residential location with a garage and off road parking is this substantial four bedroom detached home, with an extensive rear garden, positioned just outside of Woodbridge.

The front door opens into the spacious hallway with an open staircase rising to the first floor on the right hand side. To one end of the property is the 22' living room, with double doors leading to the patio and rear garden beyond. An opening flows into the dining room which also enjoys a rear aspect. On the opposite side of the property is the kitchen/breakfast room which has been fitted with grey shaker style eye level and base units with worktops over. There is a ceramic inset sink and drainer, space for a fridge freezer and an integrated double oven, dishwasher and washing machine. A door leads to outside and there is also a pantry style cupboard.

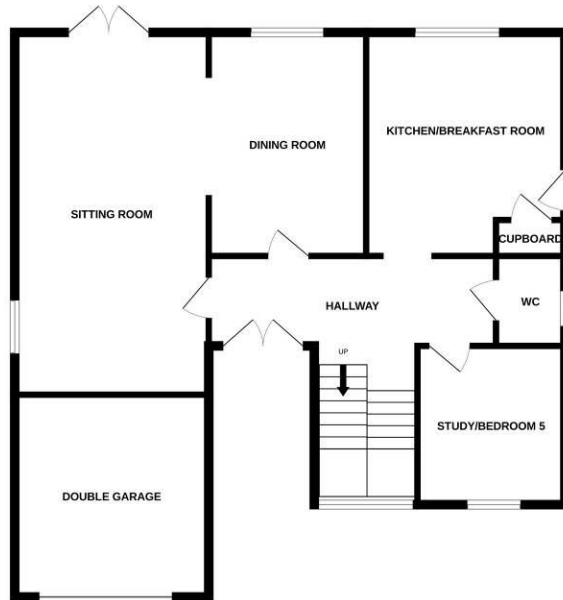
On the front of the property is another reception room which could be used as a study/snug, or alternatively it could act as a fifth bedroom, as the sellers have now as it is conveniently located adjacent to the ground floor cloakroom.

The first floor comprises of four bedrooms, an ensuite and the main bathroom. Bedroom one has fitted wardrobes, with a view to the rear aspect and benefits from an ensuite, with a shower cubicle, basin and wc. Bedroom two and three also have rear aspects, whilst bedroom four faces the front of the property. There are built in wardrobes in both bedroom two and four, and an airing cupboard located on the landing. The main bathroom has been fitted with a bath with shower over, wc and basin.

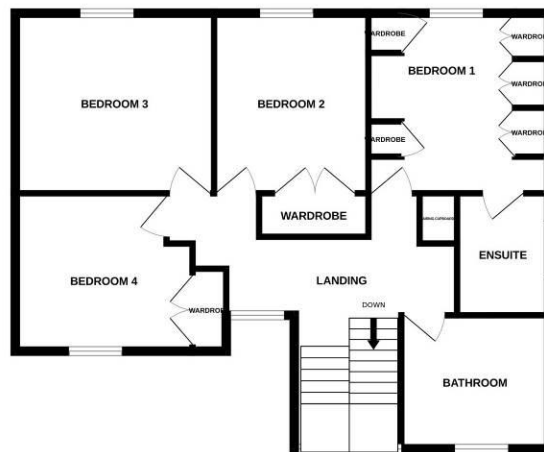


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GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 1779 sq.ft. (165.2 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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**Sitting room**

22' 6" x 12' 0" (6.86m x 3.66m)

**Dining room**

14' 0" x 9' 9" (4.27m x 2.97m)

**Kitchen/breakfast room**

14' 0" x 12' 4" (4.27m x 3.76m)

**Study**

9' 9" x 9' 2" (2.97m x 2.79m)

**WC**

5' 7" x 4' 3" (1.7m x 1.3m)

**Bedroom one**

11' 2" x 11' 0" (3.4m x 3.35m)

**Ensuite**

7' 4" x 5' 7" (2.24m x 1.7m)

**Bedroom two**

11' 5" x 9' 6" (3.48m x 2.9m)

**Bedroom three**

12' 5" x 11' 5" (3.78m x 3.48m)

**Bedroom four**

10' 2" x 9' 9" (3.1m x 2.97m)

**Bathroom**

9' 2" x 8' 5" (2.79m x 2.57m)



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Particulars for 8 St. Peters Close, Charsfield, Woodbridge, IP13 7RG

## Outside

The property is approached by a resin bound shingled drive which provides ample off road parking, and gives access to the double garage. The front garden is laid to lawn with mature trees and shrubs.

The rear garden is securely fenced and the resin bound shingled drive continues from the front of the house around to the rear of the property and forms the patio area, before the raised lawned garden. The garden is one of a few in the road to benefit from such a generous outside space with mature shrubs, trees and flower beds lining the perimeter.

## Location

Charsfield is a popular and vibrant village community set within Suffolk countryside, it has a village church & chapel, primary school, village hall and the recreation ground, which boasts tennis courts, games pitches, nature walks, a children's play area and an outside gym.

Wickham Market is just three miles to the east of Charsfield and offers excellent amenities including Co-op, post office, hardware store, newsagents, tea rooms, Indian and Chinese restaurant, award winning butchers, fish bar, pharmacy, doctors surgery and vets. Woodbridge lies approximately four miles south of Wickham Market and offers a further variety of shops, restaurants, a cinema, Deben Leisure Centre, hotels and the River Deben.

For schooling, Woodbridge offers Farlingaye High School and Woodbridge School. Thomas Mills High School and Framlingham College are in Framlingham, which is approximately 5 miles from Charsfield.

For the commuter, stations at Campsea Ashe (for Wickham Market) Woodbridge and Melton offer rail services leading to Ipswich which then has connections to London Liverpool Street.

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## Important information

Council Tax Band - E

Services - We understand that mains water, drainage and electricity are connected to the property. There is an oil heating system.

Tenure - Freehold

EPC rating - F

Our ref - JED

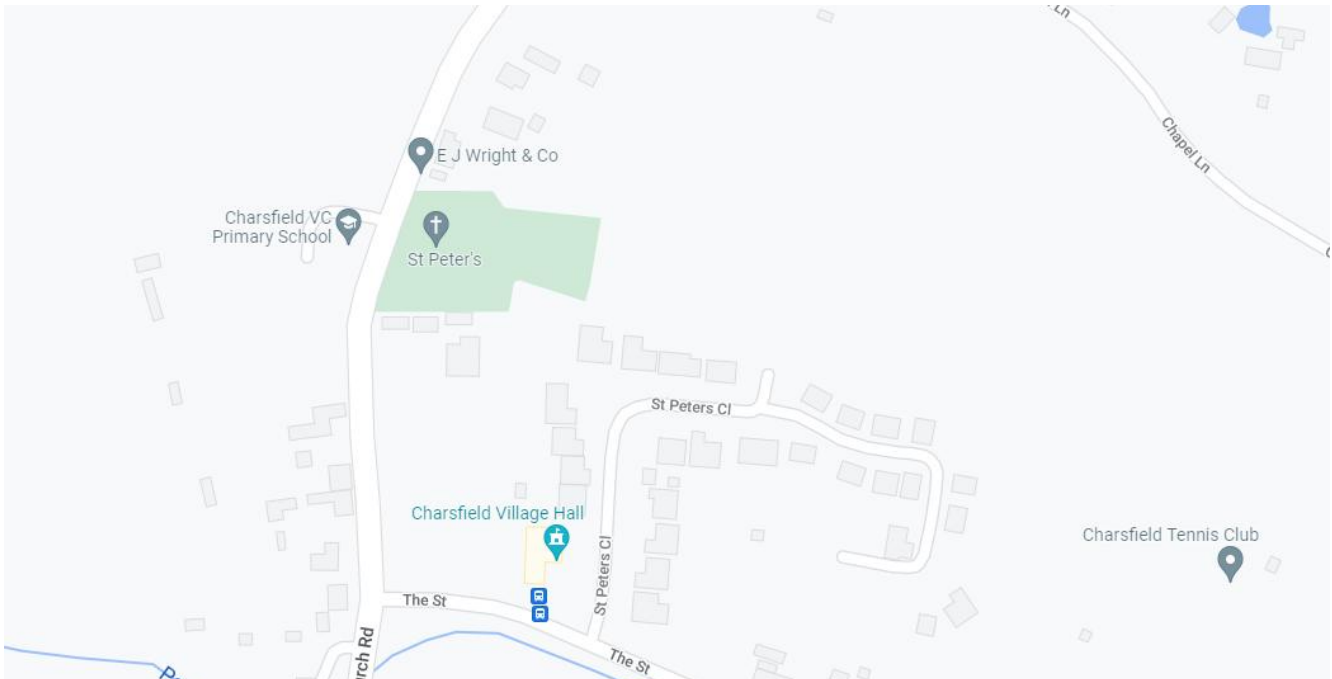
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01394 333346.



## Directions

From our Woodbridge office proceed along Quayside and Lime Kiln Quay Road. At the traffic lights by the Red Lion public house, turn right towards Melton and then take a left hand turn into Pytches Road. Follow the road and at the T junction with Woods Lane turn left. At the roundabout, take the second exit onto the A12, signposted Lowestoft. Take the first left onto Woodbridge Road to Bredfield and onto Debach. Turn right onto the B1078 Ipswich Road at the T junction and continue to Charsfield. After the village sign and 30mph sign turn left into the village. Turn right into The Street then first left into St Peters Close. The property is situated on the right, identifiable by Fenn Wright For Sale board.

To find out more or book a viewing

**01394 333346**

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