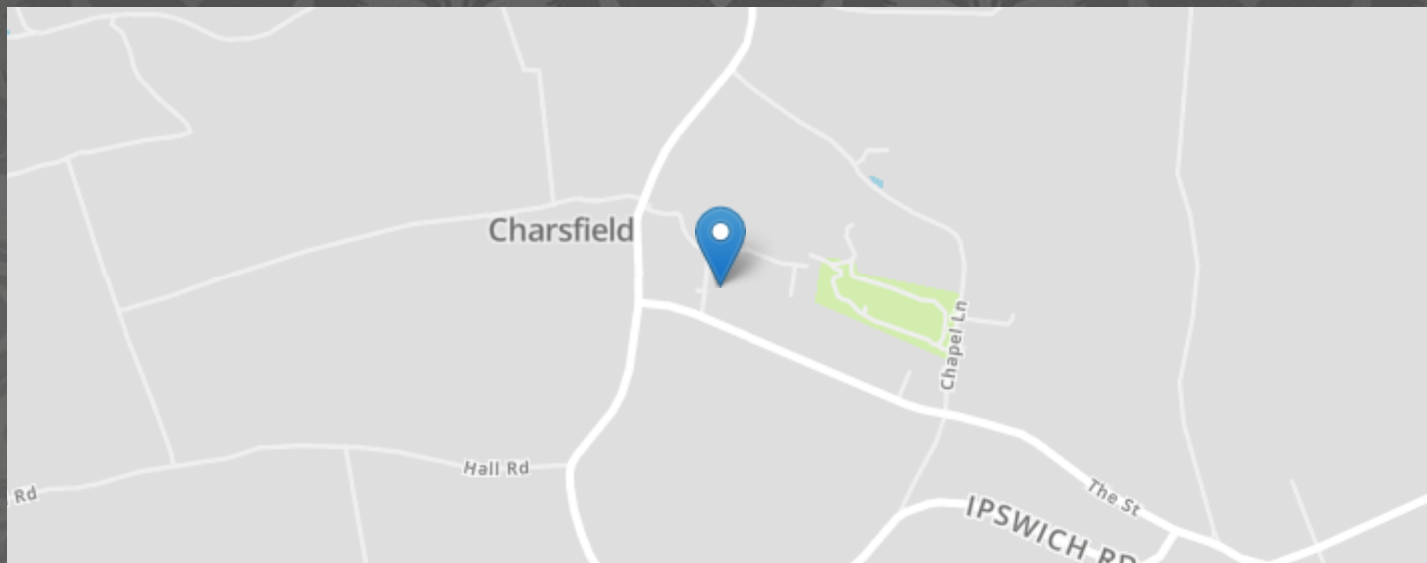


St Peters Close, Charsfield, Woodbridge



- **FOUR DOUBLE BEDROOM DETACHED FAMILY HOME**
- **GROUND FLOOR CLOAKROOM**
- **EN-SUITE TO MASTER BEDROOM**
- **120FT (APPROX) REAR GARDEN**
- **POPULAR VILLAGE LOCATION**
- **DOUBLE GLAZING & OIL FIRED CENTRAL HEATING**
- **SOLAR PANELS**
- **OFF ROAD PARKING & DOUBLE GARAGE**

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



St Peters Close, Charsfield, Woodbridge

Situated in the popular village of Charsfield, this four bedroom detached family home offers spacious living accommodation over two floors. The ground floor accommodation comprises of a spacious lounge, separate dining room and study, together with kitchen, and cloakroom. To the first the master bedroom includes an en-suite, with three further good sized bedrooms and family bathroom. Externally there is a large garden, mostly laid to lawn, with patio seating area. There is also a double garage and driveway parking.

The small, picturesque, rural village of Charsfield benefits from a primary school, village hall, church and recreation ground, whilst the nearby village of Wickham Market offers a range of shopping and educational facilities. The historic market town of Woodbridge, set on the banks of the river Deben, also offer a wide range of facilities.

£525,000

St Peters Close, Charsfield, Woodbridge

St Peters Close, Charsfield, Woodbridge

Front Garden

To the front is a double driveway providing off road parking and double garage. The front garden is laid to lawn. Entrance door through to:

Entrance Porch

Quarry tiled flooring, door through to double garage and door to:

Entrance Hallway

Stairs to the first floor, under stairs recess, doors to:

Lounge

6.75m x 3.78m (22' 2" x 12' 5") Double glazed patio doors opening onto the rear garden, feature multi fuel fire, double glazed window to the side, two radiators, double doors to:

Dining Room

3.83m x 3.10m (12' 7" x 10' 2") Radiator, double glazed window to the rear, door through to:

Kitchen

4.33m (max) x 4.01m (14' 2" (max) x 13' 2") Fitted with a range of matching eye and base level units, work surfaces, inset sink and drainer, integrated dishwasher with space for washing machine, and fridge, built-in electric oven with four ring gas hob and extractor hood over, radiator, cupboard housing boiler which supplies oil fired central heating, further storage cupboard, tiled splash backs, double glazed window to the rear, double glazed door opening onto the rear garden.

Cloakroom

1.39m x 1.86m (4' 7" x 6' 1") Two piece suite comprising low level WC and vanity wash hand basin with storage under, radiator, double glazed window.

Study

2.90m x 2.94m (9' 6" x 9' 8") Double glazed window to the front, radiator.

First Floor Landing

Double doors leading out onto a small roof terrace, radiator, double airing cupboard, loft access, doors to:

Bedroom One

3.80m x 3.54m (12' 6" x 11' 7") Fitted with built in wardrobes, double glazed window to the rear, radiator, door through to:

En-Suite Shower Room

2.48m x 1.72m (8' 2" x 5' 8") Three piece suite comprising fully tiled shower cubicle, low level WC and wash hand basin, double glazed window to the side, tiled walls.

Bedroom Two

3.80m x 3.91m (12' 6" x 12' 10") Double glazed window to the rear, radiator.

Bedroom Three

4.42m (max) x 2.90m (14' 6" (max) x 9' 6") Double glazed window to the rear, built-in wardrobe.

Bedroom Four

3.02m x 3.55m (9' 11" x 11' 8") Double glazed window to the front, built-in wardrobe, radiator.

Bathroom

2.75m x 2.87m (9' 0" x 9' 5") Three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC, radiator, fully tiled walls, double glazed window.

Rear Garden

This beautiful East facing garden is a particular selling feature of this property and is approximately 120ft in length, the main garden is laid to lawn and planted with an extensive variety of flower, mature trees and hedgerows, greenhouses and shed to remain. There is also a log cabin summer house with power.

Double Garage

5.78m x 5.40m (19' 0" x 17' 9") Electric up and over garage door, door to rear garden and door back to entrance porch.

Important information

Tenure - Freehold.
Council tax band - E.
Heating Type - Oil
EPC rating - TBC
Our ref - SM

The property also benefits from Ten solar panels with Solar iBoost for heating water. Installed 2021 and are owned outright.

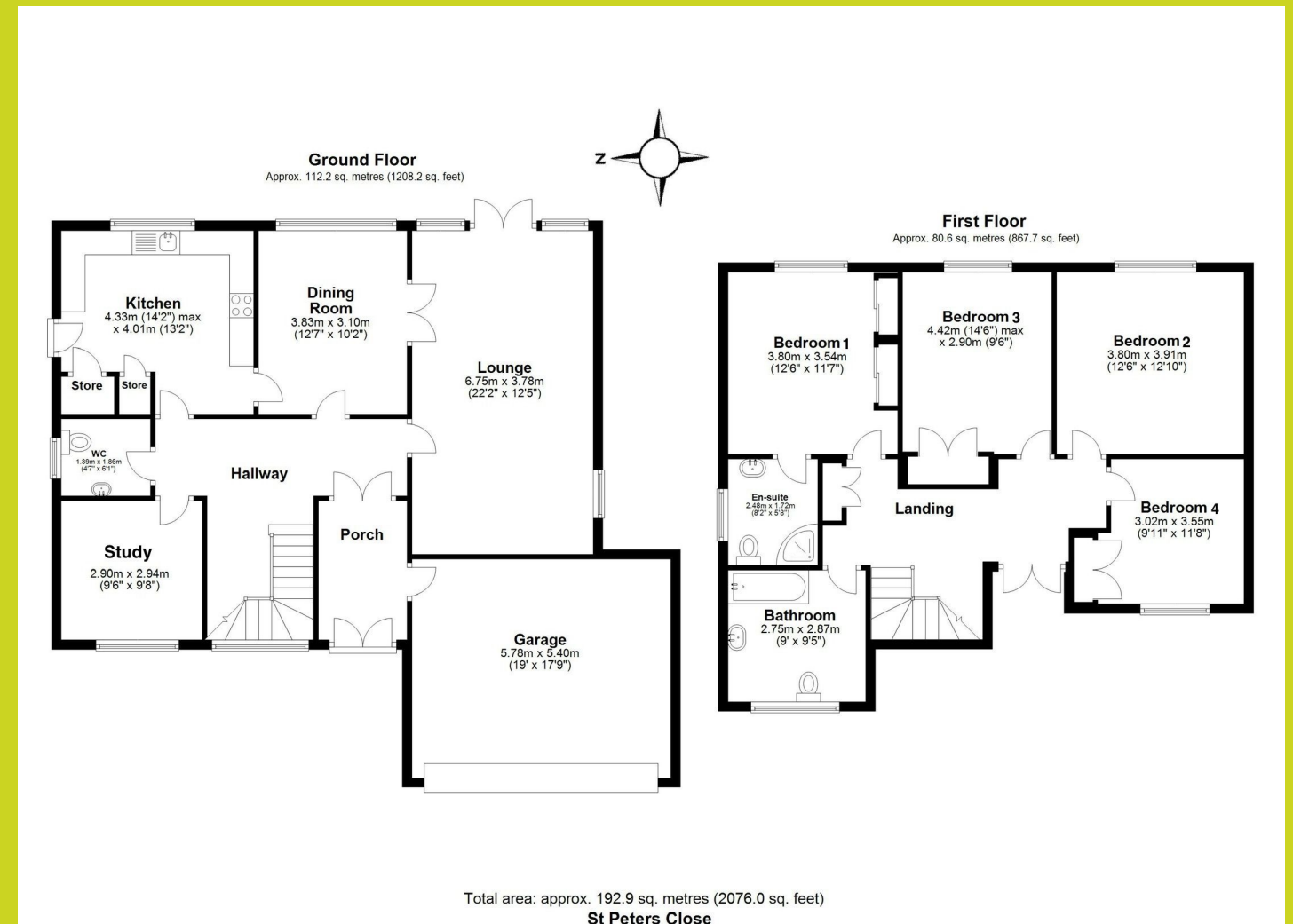
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

