



St. Peters Close, Charsfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A FOUR DOUBLE BEDROOM detached property in the heart of Charsfield. ****LARGE GARDEN WITH SUMMERHOUSE**DOUBLE GARAGE** PARKING**SOLAR PANELS****

LOCATION The pretty village of Charsfield, has an excellent community spirit, with many functions taking place in the village hall. There is a primary school and church. The historic market town of Framlingham, with its medieval castle, is just 6 miles from the property. Here there is a good selection of shops, including a large Co -op, pubs, cafes, businesses, a medical centre, library, bank and the well respected Crown Hotel. Framlingham is also home to the highly regarded Framlingham College, Thomas Mills High School and Sir Robert Hitchams CEVA Primary School. Charsfield is also close to Brandeston which is the home of Brandeston Hall School, the prep school for Framlingham College. The property is just 14.5 miles from the Heritage Coast. The county town of Ipswich is approximately 14 miles away, with local and national stores, as well as a railway station with trains to London scheduled to take just over the hour. There is also a train station at Campsea Ashe.

GUIDE PRICE: £525,000



- Spacious Detached Property
- Three Reception Rooms
- Kitchen/Breakfast Room
- Garage and Parking
- Large Garden with Summerhouse
- Main Bedroom with En-Suit Facilities
- Three Further Double Rooms
- Bedroom 2 with En Suite Shower Room
- Downstairs WC

ST. PETERS CLOSE - INTERIOR Entrance Doors welcomes you into a large porch perfect for coats and shoes and to the left is a personal door directly into a large double garage with power and light. A further Entrance Door leads into the large Entrance Hall which has an open tread staircase rising to the first floor with a full length window flooding the house with light and plenty of storage underneath the stairs and in the hallway. To the right is the Sitting Room which is dual aspect and there are doors and windows to one wall leading out to the rear garden. There is a in built wood burner with a slate hearth. Double doors lead into the Dining Room, which can also be accessed from both the hallway and the Kitchen. A window overlooks the rear garden. The Kitchen has an extensive range of solid oak wall and base units with laminate work tops over, stainless steel one and a half bowl sink unit and drainer with mixer tap over and large picture window overlooking the rear garden. There is an integrated dishwasher, electric oven, gas hob with extractor over. A useful pantry and a boiler cupboard housing the oil fired boiler and the solar panel controls. A back door leads out to the side and rear garden. There is a downstairs cloakroom with wash hand basin in a vanity unit and close coupled wc with a window over. There is a snug/study with a large window overlooking the front garden. On the spacious landing there is an airing cupboard and double doors lead out to the flat roof and it should be noted that currently there are no railings to this area. The Main Bedroom has a range of built in wardrobes, a window overlooking the rear garden and benefits from an En Suite Shower Room comprising corner shower, wc, wash hand basin, heated towel rail and window to side. There are three further double bedrooms, two of which have built in wardrobes. The Family Bathroom has a bath with shower over, wash hand basin, built in cupboards, wc and window above. This completes this spacious accommodation which would suit a variety of purchasers.

ST. PETERS CLOSE - EXTERIOR To the front of the property there is parking leading to a garage with an electric door and a personal door leading into the spacious porch. There is a large lawned area with shrubs and trees and a gate to the side leads round to the rear garden. The rear garden has a large patio area perfect for outside dining, steps up to a lawned area with well stocked flower beds, a large pergola, a shed and two greenhouses. There is a lovely summerhouse with power and light overlooking the rear garden.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

TAX BAND: E

EPC: C

POSTCODE: IP13 7RG

SERVICES Mains water, drainage and electricity. Oil-fired central heating, mains drains, water and electricity Wood burner to the Sitting Room.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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