

21 St. Peter's Close, Charsfield, Woodbridge, IP13 7RG



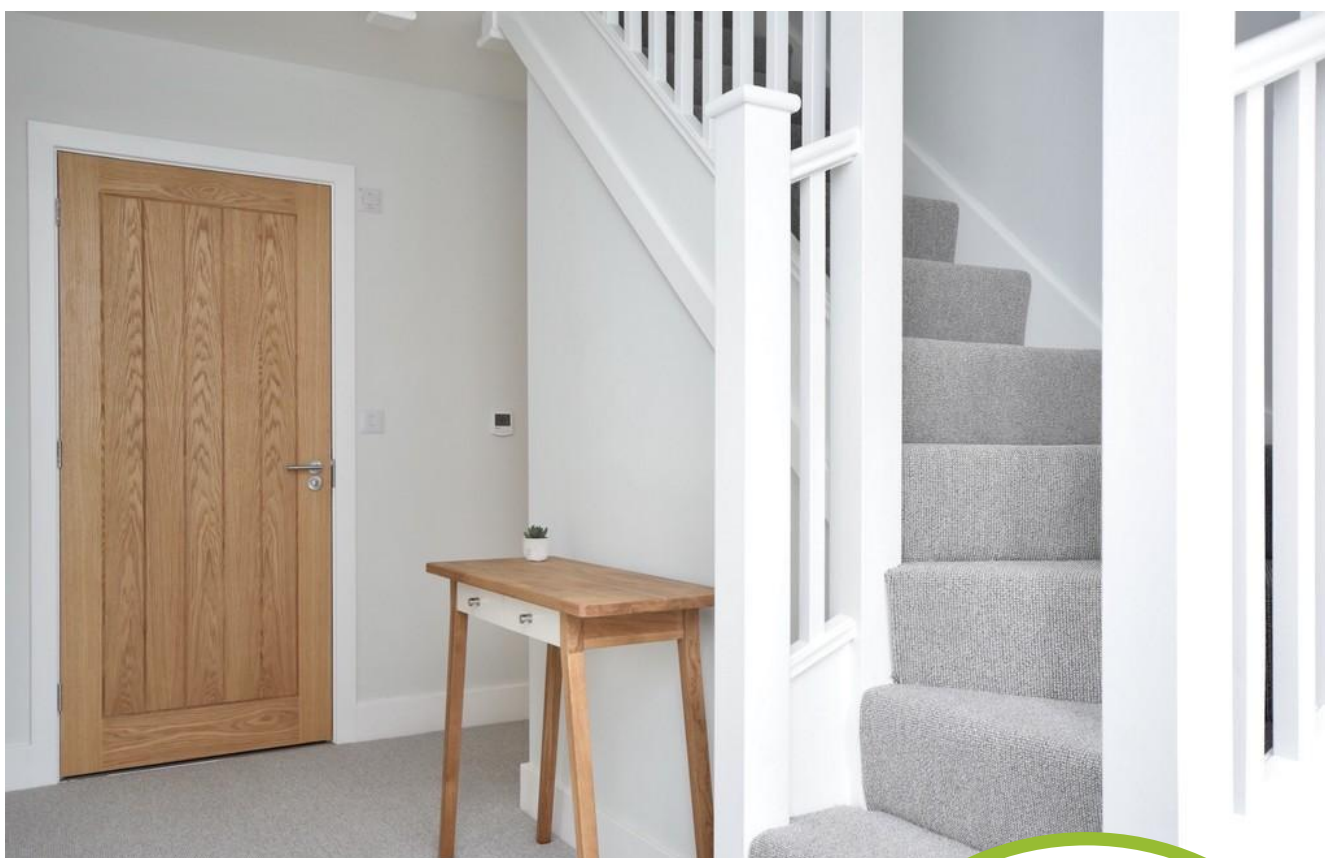
Freehold

Guide Price

£495,000

Subject to contract

4 bedrooms,  
1 reception room  
2 bathrooms



Phase 1 of a fantastic development nestled in the village of Charsfield consists of six, four bedroom homes.



# Some details

## General information

Phase 1 consists of six stunning detached properties with either a three bedroom or four bedroom option. Park Properties (Anglia) Ltd have been building superior quality new homes for a number of years, they offer a 10 year warranty and all properties are finished to a very high standard. This prestigious development is nestled away in the desirable village of Charsfield which is surrounded by countryside. It has easy access into Woodbridge, Wickham Market and Ipswich.

The front door opens into a good size reception hall with a double aspect living room spanning the left hand side of the property with double doors leading out to the patio area. It has a central feature fireplace with an electric point or a lined chimney so the purchaser can install a log burner. There is an understairs cupboard, a WC and a further door that leads to the kitchen/diner. The stylish kitchen has been fitted with integrated appliances, quality work tops and has a window overlooking the front, double doors in the dining end and a further door which leads into the utility room which has been fitted with similar kitchen units, finishes and has space for a washing machine.

On the first floor there is a great size airing cupboard, the main bedroom which has fitted wardrobes and a contemporary en-suite shower room with tiled floor. There is two options: to have the property as a three bedroom which would make a large bedroom spanning the right hand side of the property or alternatively this can be split into two good size doubles, both with fitted wardrobes. There will be a further bedroom to the front and the family bathroom, which again has a stylish suite, tiled floor and shower over the bath.

### Reception hall

#### Living room

21' 1" x 11' 9" (6.43m x 3.58m)

#### Kitchen/dining room

21' 1" x 11' 7" narrowing to 9'8 (6.43m x 3.53m, 2.95m)

#### Utility room

#### Landing

#### Bedroom one

12' 2" x 10' 9" (3.71m x 3.28m)

#### Ensuite

7' x 5' 6" (2.13m x 1.68m)

#### Bedroom two

9' 8" x 8' 6" (2.95m x 2.59m)

#### Bedroom three

11' 8" x 8' 4" (3.56m x 2.54m)

#### Bedroom four

11' 8" x 8' 4" (3.56m x 2.54m)

#### Bathroom

## The outside

The site road will be a fantastic block paved road, tarmac paths and all the front gardens will be landscaped. The driveway is also block paved leading up to the garage, pathways lead to the front doors and there will be side access to the rear garden.

There is an initial patio area running along the rear of the property, the rest will be laid to lawn and is enclosed by quality panel fencing. There is no exterior maintenance, an outside tap, outside double power point, a burglar alarm, digital TV aerial and wiring in the garage for car charging point.

## Where?

Charsfield is a popular village set within Suffolk countryside, it has a village church, primary school, public house, village hall and the recreational ground, with a link from the development, is just to the right of the site. This boasts tennis courts, games pitches, nature walks and a children's play area.

Wickham Market is just three miles to the east of Charsfield and offers excellent amenities including Co-op, village shop, butchers and fish bar. Woodbridge lies approximately four miles south of Wickham Market and offers a further variety of shops, restaurants, a cinema, Deben Leisure Centre and hotels.

For the commuter, both Woodbridge and Melton offer rail services leading to Ipswich which then has connections to London Liverpool Street.

## Important information

We understand that mains electricity, water and drainage are connected to the property. There is underfloor heating to the ground floor, radiators to the first floor, all run by the Air Source Heat Pump.

## Agents note

All photos are of the show home plot 16.

## 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 into the Thoroughfare and then take a left hand turn in to Pytches Road. Follow this road into Bredfield Road and at the junction with Woods Lane turn left. At the roundabout, take the second exit onto the A12, signposted Lowestoft. Take a left onto Woodbridge Road and proceed through the villages of Boulge and Debach. Take a right turn onto the B1078 Ipswich Road and continue keeping left. Take a right hand turn onto The Street in Charsfield and then the first left into St. Peter's Close. Follow the close to the end where the site entrance will be found.



To find out more or book a viewing

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