

A well appointed four-bedroom attached house built by Hopkins & Moore, located on an exclusive development in the heart of the village of Peasenhall

Guide Price
£430,000 Freehold
Ref: P6682/B

St Michael's View
20 Smyth Close
Peasenhall
Saxmundham
Suffolk IP17 2HE



Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room and downstairs cloakroom.

Principal bedroom with en-suite shower room.

Three further bedrooms and family bathroom.

Garden to front.

Landscaped courtyard to rear.

Carport and additional off-road parking space.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Smyth Close is an exclusive development comprising a scheme of refurbished and new build properties, set within an enclosed perimeter with a backdrop of mature woodlands and the village church. The popular village of Peasenhall boasts a well stocked shop, highly regarded delicatessen (Emmett's), an award winning butchers and a tea shop. The village hall is frequently used for various events, such as photographic competitions.

The Heritage Coast is just 9 miles to the east, with the popular coastal centres of Dunwich, Minsmere (home to the BBC Springwatch series), Walberswick, Thorpeness, Southwold and Aldeburgh. Snape Maltings, the home of the Aldeburgh Music Festival and the Britten-Pears School, is 11 miles away. The medieval town of Framlingham, with its historic medieval Norman castle, is just 7 miles, as is Saxmundham, which has a vibrant high street and both Waitrose and Tesco supermarkets, as well as a railway station. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is just over 5 miles, and the A12 trunk road, which provides access to both the north and south of the county is just over 4.5 miles to the east.

Description

Smyth Close is located on the site of the former Smyth Works, where seed drills were manufactured and sold far and wide. St Michael's View was constructed by renowned builders, Hopkins & Moore, and has well appointed accommodation over two floors. The sitting room features a redbrick inglenook fireplace with an oak bressummer and feature wood burning stove. The kitchen/breakfast room is well appointed with a separate utility room. The house is currently being used as a successful holiday let and will, therefore, be sold as seen with the furniture included (with the exclusion of some pictures). Whilst the property has been a successful holiday let, it would also make a fantastic second or family home. It benefits from engineered oak flooring throughout, as well as oil-fired heating and a range of double-glazed, timber-framed casement windows.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Hall

Dogleg stairs to first floor landing, understairs cupboard, engineered oak flooring throughout and door to



Sitting Room 21'2 x 12'7 (6.45m x 3.84m)

A dual-aspect room with sash windows to front and French doors to garden. Inglenook fireplace with oak bressummer and recessed wood burning stove on a pamment tiled hearth. Wall-mounted radiators.



Dining Room 10'5 x 10'0 (3.17m x 3.05m)

Sash window to front, wall-mounted radiator, and glazed double doors that open into the



Kitchen/Breakfast Room 14'0 x 10'9 (4.27m x 3.28m)

Window to rear. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl stainless steel single-drainer sink unit with mixer tap over, water softener and tiled splashback. Four-ring electric hob with double electric oven under and stainless steel extractor hood over. Fridge freezer and dishwasher. Wall-mounted oil-fired boiler and radiator. Door to



Utility Room 9'2 x 5'9 (2.79m x 1.75m)

Rolltop work surface incorporating a stainless steel single-drainer sink unit with mixer tap over and splashback. Washing machine and tumble dryer. Wall-mounted radiator and door to garden.

Downstairs Cloakroom

Close-coupled WC, pedestal hand wash basin with mixer tap over and tiled splashback, extractor fan, wall-mounted radiator and ceramic tiled flooring.

The stairs in the entrance hall rise to the

First Floor

Landing

Recessed lighting, wall-mounted radiator and airing cupboard housing the Megaflo pressurised water system with slatted shelving. Doors lead to the bedrooms and family bathroom.

Bedroom One 12'9 x 11'6 (3.89m x 3.51m)

Sash window to front, super king bed, built-in triple wardrobe with hanging rail and shelf above, recessed lighting, wall-mounted radiator and door to



En-Suite Shower Room

Sash window to front, built-in quadrant shower cubicle in fully tiled surround with mains-fed shower over, close-coupled WC, vanity basin with cupboards under and mixer tap over in fully tiled surround, heated chrome towel radiator, shaver point with backlit mirror, extractor fan and half tiled surround.

Bedroom Two 11'4 x 10'5 (3.45m x 3.17m)

A further double bedroom with sash window to front, super king bed and built-in double wardrobe with hanging rail and shelf above. Wall-mounted radiator and recessed lighting.



Bedroom Three 10'5 x 9'6 (3.17m x 2.90m)

A twin room with windows to rear and built-in single wardrobe with hanging rail and shelf above. Wall-mounted radiator and access to loft.



Bedroom Four 12'2 x 7'0 (3.71m x 2.13m)

A smaller double room with window to rear and wall-mounted radiator. Currently used as a storage room, but would make a useful office or bedroom.

Family Bathroom

Window to rear with obscured glazing. Panelled bath with mixer tap over and mains-fed drencher shower, close-coupled WC, pedestal hand wash basin with mixer tap over and tiled surround, shaver point with backlit mirror, extractor fan, heated chrome towel radiator, ceramic tiled flooring and recessed lighting.



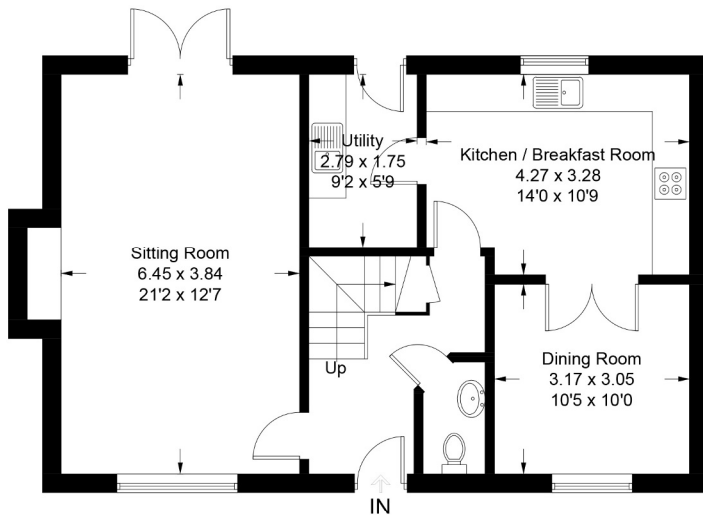
Outside

The property is approached through Smyth Close and is located behind wrought iron railings. A carport to the front provides parking for one vehicle with further off-road parking for a vehicle behind. The rear courtyard has been landscaped and is enclosed by wrought iron railings on a brick wall with view of St Michael's Church. The courtyard has raised flowerbeds which have been cleverly planted with an eclectic mix of shrubs and flowers. There is outside lighting, an outside tap, a small timber shed and a pergola to the side which leads to a pathway with gated access to the front. Timber log store.

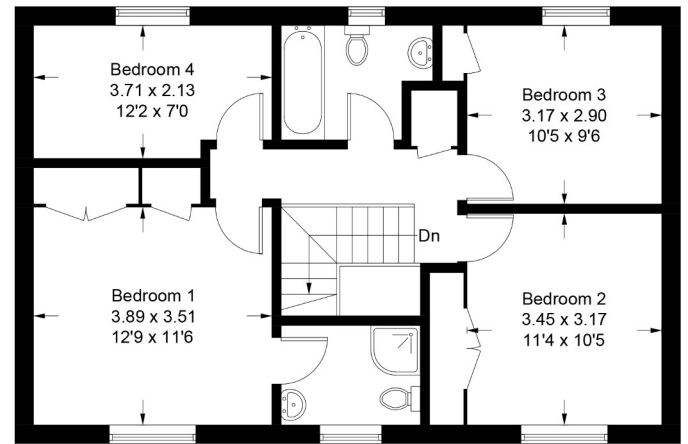


20 Smythe Close, Peasenhall

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

Services Mains water, electricity and drainage connected. Oil-fired central heating.

Rateable Value The property has a rateable value of £3,900.00 for 2021/22.

EPC Rating C

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. There is an annual management charge of £200 payable towards the cost of the maintenance of the communal areas.

August 2021



Directions

Approaching Peasehall on the A1120 from Dennington, pass through the village of Badingham, entering Peasehall with the primary school on the left. Continue through the village, taking the second turning on the right onto Church Street. Take the first right onto Smyth Close, following the road round to the right where St Michael's View can be found at the bottom of the cul-de-sac.



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