

A delightful two bedroom mid terrace house occupying a quiet location just a short walk from the centre of the delightful rural village of Peasenhall.

Guide Price
£225,000 Freehold
Ref: P7701/J/MC

8 Smyth Close
Peasenhall
Saxmundham
IP17 2HE



Entrance hall, kitchen, 14' x 12' sitting room, conservatory and cloakroom.

Two double bedrooms and bathroom.

Rear garden and off-road parking space.

Contact Us



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Location

8 Smyth Close is located in the picturesque and popular rural village of Peasenhall, which boasts a well stocked shop, a highly regarded delicatessen (Emmett's) and a tea shop. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property.

The market town of Saxmundham is just 6 miles to the east and benefits from Waitrose and Tesco supermarkets, as well as a selection of independent shops and a railway station with links to Ipswich and on to London's Liverpool Street station. The market town of Framlingham, with its historic medieval castle, is just 7 miles, and the Heritage Coast, with destinations such as Thorpeness, Southwold and Aldeburgh, is approximately 11 miles away. Minsmere RSPB Reserve is 8½ miles away, with Snape Maltings and its world famous concert hall being just 9½ miles. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

Description

8 Smyth Close was built by the award winning developers Hopkins & Moore nearly 20 years ago. This two-bedroom mid-terrace house occupies a quiet position along Church Street, just a short walk from the centre of the village whereby the property is approached via a shared pedestrian walkway. It benefits from UPVC double glazing throughout and is heated via a modern electric system.

The front door opens into an entrance hall, with wood-effect flooring running throughout the ground floor. To the front of the property is a kitchen with window providing views to the front and fitted with a range of high and low-level cabinets, a stainless-steel sink, tiled splashbacks, space for an electric oven and fridge, and plumbing for a washing machine. A window provides views to the front garden.

The sitting room is a generous space with a door to a useful built-in storage cupboard and a second door opening into the conservatory, which serves as a second reception room. We understand that the conservatory was added in 2017 and bifold doors open directly onto the rear garden decking. Also on the ground floor is a cloakroom with WC and hand wash basin.

Stairs rise from the entrance hall to the first-floor landing. Here there is the built-in airing cupboard which houses the water tank and electric AmpTec boiler. There are doors off to the two double bedrooms and family bathroom. The first bedroom is a spacious double with a window overlooking the rear garden and beyond. It has a built-in wardrobe and an access hatch to the loft. The second bedroom is also a double and has a window to the front of the property overlooking the front garden. The bathroom has an obscured-glazed window to the front of the property and is fitted with a panelled bath in tiled surround with shower over, hand wash basin and WC.

Outside

From Church Street, a wrought iron gate opens to a shared pathway that leads to 8 Smyth Close and the neighbouring properties. The front garden comprises a small area of lawn with steps up to the front door. The rear garden is fully enclosed and designed for ease of maintenance. There are decking and patio areas with a side gate that provides access to the allocated parking space.

Management Company

A Management Company deals with the maintenance of the communal areas and as such a service charge is payable. The charge for 2025 is £255. Please refer to the selling agents for further information.









8 Smyth Close, Peasenhall

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

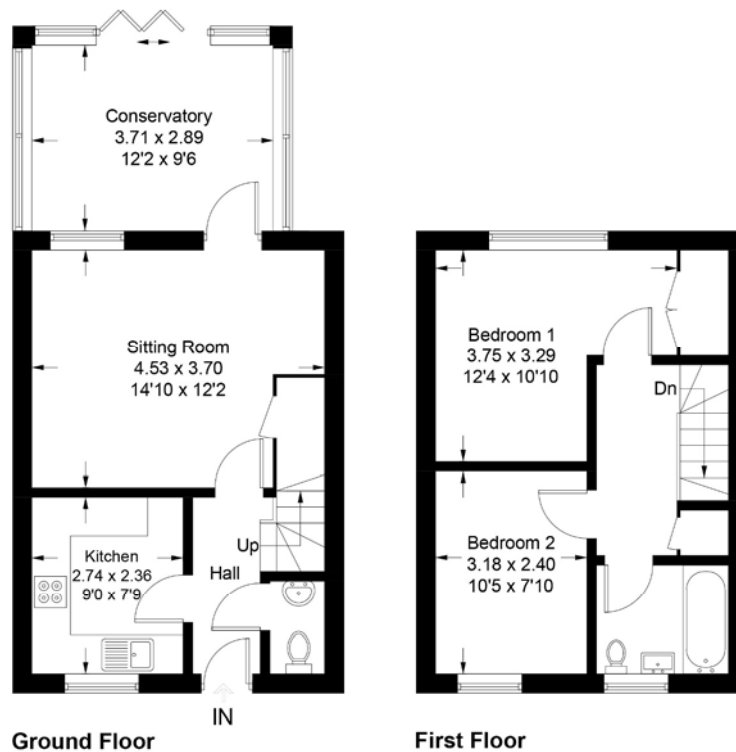


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1236912)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Electric boiler serving the central heating and hot water system.

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Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating D (Copy available from the agent on request).

Council Tax Band B; £1,695.38 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2025



Directions

Leaving Framlingham on the Badingham Road, turn right on to the A1120. Continue on this road until reaching the village of Peasehall. At the crossroads before Emmett's Store, turn right onto Church Street where the property will be found on the right hand side.

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