



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ST. PETERS CLOSE, CHARSFIELD, IP13 7RG

TENURE : FREEHOLD

GUIDE PRICE £525,000

- Detached Home
- Four Bedrooms
- Large Garage & Driveway
- Popular Village
- Spacious Throughout
- Oil-Fired Heating & D/Glazing

THE ACCOMMODATION



Entrance Hall

A generous hallway with stairway, vaulted ceiling open to the landing above, and doors to...

Cloakroom

Fitted with WC and wash basin.

Living Room 6.62m x 3.97m (21' 9" x 13')

With window to front aspect, patio doors to the side, feature fireplace and open to the...



Dining Room 3.77m x 3.56m (12' 4" x 11' 8")

With window to side aspect and door back to the hallway.

Kitchen/Breakfast Room:

Breakfast Area 2.78m x 2.68m (9' 1" x 8' 10")

With window to rear aspect and open to the...

Kitchen 3.74m x 3.74m (12' 3" x 12' 3")

Fitted with a range of wall and base cabinets, work surfaces, plumbing for washing machine, inset sink/drain unit, electric oven, hob and cooker hood, cupboard housing the oil-fired boiler, window to side aspect and glazed door giving access to the garden.

First Floor Landing

With doors to...



Bedroom One & En-Suite 3.78m x 3.77m (12' 5" x 12' 4")

(Bedroom measurement only) A good-sized double bedroom with window to side aspect and an En-Suite Shower Room fitted with a shower enclosure, WC and vanity basin unit, window to rear aspect and towel radiator.

Bedroom Two 3.99m x 3.78m (13' 1" x 12' 5")

(Currently used as an additional sitting room) With dual aspect windows.

Bedroom Three 3.77m x 3.55m (12' 4" x 11' 8")

With window to side aspect and built-in wardrobe.

Bedroom Four

With window to front aspect and built-in double wardrobe.

Bathroom Fitted with a WC, wash basin and space-saver shower bath.

Outside The garden wraps around the house with a lawn and driveway to the front providing off road parking, with a covered parking space with access to the front door and an additional door in to the Garage - 8.95m x 3.33m going to 4.41m (29' 4" x 10' 11" to 14' 6") which has an electric roller door, power and light connected and a courtesy door to the rear garden, which has a number of seating/patio areas, well-stocked beds, greenhouse and fencing to boundaries.

THE PROPERTY & LOCATION

A well-maintained and spacious detached family home within a cul-de-sac in the popular village of Charsfield. The property comprises an entrance hall, living room, dining room, kitchen/breakfast room, cloakroom, four good-sized bedrooms, an en-suite and a family bathroom. There's also a garage, wrap-around garden, oil-fired central heating system and double-glazed windows.

Charsfield is a small village with primary school, situated between Clopton and Wickham Market, approximately 8.5 miles north of Woodbridge. Wickham Market offers many facilities including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The Suffolk Heritage Coast is nearby and the A12 offers links up the coast to Aldeburgh & Southwold or south to the county town of Ipswich with rail links to London.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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