

An exceptionally well presented and appointed three bedroom detached house, located in the popular village of Charsfield, in between the market towns of Framlingham and Woodbridge.



Guide Price

£425,000

Freehold

Ref: P7925/B

Address

37 St Peters Close
Charsfield
Woodbridge
Suffolk IP13 7RG



Entrance hall, open-plan kitchen/sitting/dining room and cloakroom.

Principal bedroom with en-suite shower. Two further bedrooms and family bathroom.

Elevated views to front and rear.

Detached single garage. Off road parking.

Enclosed garden to rear.

Contact Us



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www.clarkeandsimpson.co.uk

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

Location

The popular village of Charsfield has an active community and sits within the beautiful Deben Valley area, which contains some of the most picturesque countryside in East Suffolk. The village has a primary school, playing fields with tennis courts and also a modern village hall.

The village is conveniently located some 11 miles from Ipswich and 5 miles from the riverside market town of Woodbridge. Wickham Market which is located next to the A12 trunk road is 3 miles and has a Co-Op, Post Office and Doctors surgery. The historic medieval town of Framlingham is 5 miles. All offer excellent local shopping, commercial and educational facilities. Recreationally, the Deben and Ore Estuaries provide a wide choice of water sports and there are golf courses on the edge of Ipswich, Woodbridge and Aldeburgh. Main line rail services can be found within the county town of Ipswich with services to London's Liverpool Street station.

Description

37 St Peters Close is a modern three bedroom detached house occupying a corner position in a popular residential area within the village of Charsfield. The property has elevated views of the church to the front and is unoverlooked at the rear, backing onto the community fields. The property was completed in 2022 and benefits from the remainder of its ten year NHBC warranty. The house is constructed with brick and larch elevations under a pitch tiled roof and has exceptionally well appointed accommodation throughout. Entering the property via the front door into a welcoming hallway, there is porcelain tiled flooring that runs through the hall, the cloakroom and the open plan kitchen/sitting/dining room with underfloor heating throughout the ground floor. There are radiators which heat the first floor via an air source heat pump. A door from the hallway leads to the downstairs cloakroom and stairs that rise to the first floor landing and a further door to the kitchen/living/dining room. The cloakroom has a window to the front, close coupled WC and hand wash basin with mixer tap over and tiled splashback, with extractor fan. The kitchen/sitting/dining room is a triple aspect room with windows to the front, side and rear with a glazed door giving access to the driveway at the side and French style doors giving access to the rear terrace and garden beyond. There is a built-in cupboard under the stairs with shelving and a light. The kitchen is exceptionally well appointed with a range of matching fitted wall, base and display units with added extras including larder cupboard, corner carousel units and integrated Bosch appliances including dishwasher, under counter freezer and full height fridge. There is also a four ring induction hob with extractor hood over, a butler sink inset into Caesarstone worktops with drainer with mixer tap over. There is also a water softener and over counter lighting along with integrated recycling waste system. The open plan aspect of the room provides for a versatile space for entertaining which overlooks the garden to the rear.

Stairs rise to the first floor landing where there is a window to the side and access to the loft which is partially boarded with lighting and a ladder for access. Doors lead off to the three bedrooms and a family bathroom. Bedroom one is a good sized double with a window to the rear and a built-in double wardrobe with sliding doors, hanging rails and shelving. A door leads to the en-suite shower room with obscured window to side, built-in corner shower unit with tiled surround and glazed doors with drencher shower over and hand held attachment, wash basin with storage under and mixer tap over and backlit mirror above, tiled surround, close coupled WC and chrome heated towel radiator. Bedroom two is a generous double with built-in double wardrobe with hanging rails and shelf storage system and partly mirror fronted. Bedroom three is a good sized single bedroom with window to rear and is currently used as an office, providing a perfect place to work from home. The family bathroom has an obscured window to the front and is well appointed with panel bath with mains fed drencher shower over and hand held attachment in tiled surround with glass screen, hand wash basin with storage under, mixer tap over and backlit mirror above and close coupled WC. Chrome heated towel radiator.

The property benefits from UPVC double glazing throughout and an air source heat pump, which provides both hot water and central heating. The heating system comprises underfloor heating on the ground floor and radiators on the first floor, with individual room thermostats and a programmer allowing independent temperature control throughout the property.

Outside

The property is approached from the highway at the front with a landscaped open-plan garden with steps to the front door. To the side, a driveway provides off-road parking for two vehicles in front of the detached single garage which is a good size with a 7' up and over door with power and light connected. The rear of the garage is also used as a utility area with space and plumbing for a washing machine, tumble dryer and further appliances and shelving. A personnel door from the garage leads out to the garden. There is gated access between the house and the garage. A paved terrace is located immediately behind the property with a pathway that leads to the personnel door of the garage. The garden itself is generous in size for a modern property and is enclosed by close board fencing and is unoverlooked at the rear. There is also an area of verge which is owned and maintained by number 37 which is to the left hand side of the property where the air source heat pump is also situated. The Vendor has creatively planted Holm Oaks along the fence line to create further privacy.



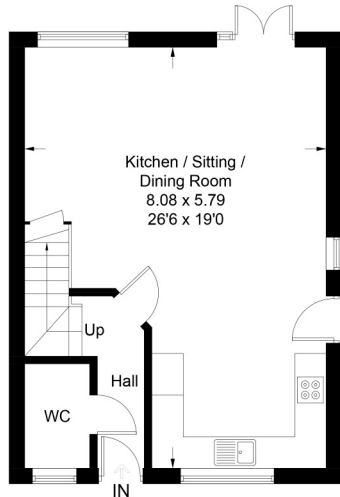




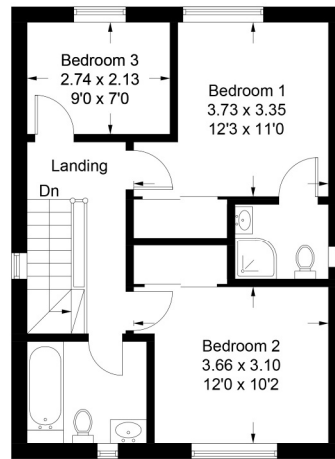


37, St Peters Close, Charsfield

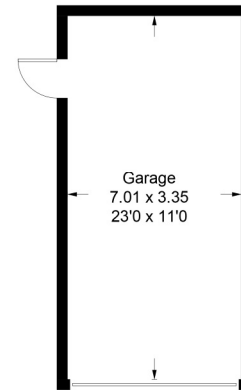
Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
Garage = 23.4 sq m / 252 sq ft
Total = 117.8 sq m / 1268 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Heating via an air source heat pump.

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 = B (Copy available from the agents upon request).

Council Tax Band D; £2,284.50 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

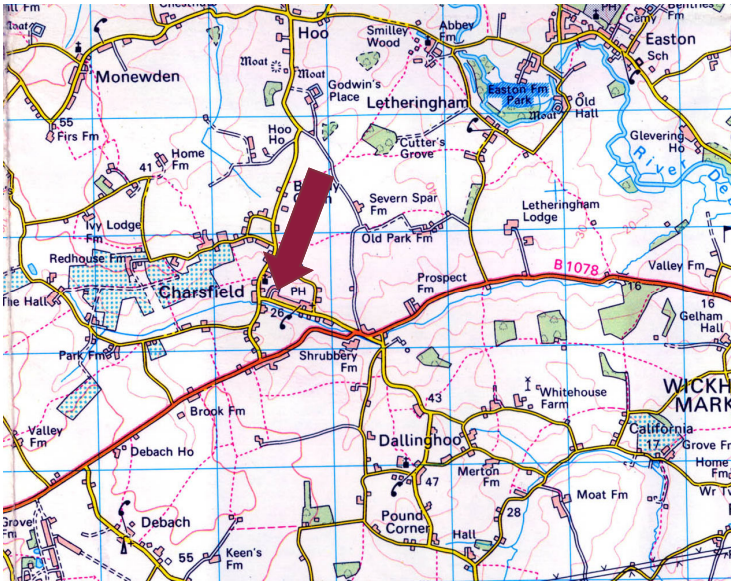
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. There is a maintenance charge payable annually to Park Properties. For 2026 this was £130.31 This is payable of the up keep of the road which is partially unadopted.

June 2026



Directions

Heading into Wickham Market from the five ways roundabout take the right turning onto the B1078 to Clopton. Continue for approximately 3 miles to enter the village of Charsfield. On the left hand bend, take the right hand turning into The Street. Proceed along the street where St Peters Close will be found on the right hand side. Follow St Peters Close up and round to the right where number 37 is positioned before the right hand turning in the corner.

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