

# BUCKS

PROPERTY AGENTS



50 The Lakes Stonham Barns, Pettaugh Road, Stonham Aspal, Stowmarket, IP14 6AT

Open To Offers £60,000

- "Regency" Park Home
- Kitchen/Diner
- Calor Gas Central Heating
- 1-2 Off Road Parking Spaces
- Stonham Barns Shopping Village
- Two Bedrooms
- Approximately 40 x 12 ft
- Eleven Months Occupancy Per Year
- Site Fees (Fees for 2025 paid)
- View Over Fields

# 50 The Lakes Stonham Barns, Pettaugh Road, Stowmarket IP14 6AT

Nestled in the charming Stonham Barns, this delightful park home offers a serene retreat with picturesque views over the surrounding fields. Spanning approximately 40 x 12 feet, the property features a well-appointed reception room that welcomes you with warmth and comfort. With two inviting bedrooms, this home is perfect for small families or those seeking a peaceful getaway. The bathroom is conveniently located, ensuring ease of access for all residents. The property also includes parking for one to two vehicle, providing practicality alongside its tranquil setting.

One of the features of this park home is the opportunity to reside here for 11 months of the year, allowing you to enjoy the changing seasons in this beautiful part of Suffolk. The nearby Stonham Barns Shopping Village offers a variety of shops, cafe, post office and many more amenities, making daily life both convenient and enjoyable. The bustling market town of Stowmarket is approximately 15 minutes drive away and offers many amenities as well as major transport links with main rail line to London, Ipswich, Bury St Edmunds and Cambridge.

Whether you are looking for a permanent residence or a holiday retreat, this park home in Stonham Aspal presents an excellent opportunity to embrace a relaxed lifestyle in a picturesque environment. Don't miss the chance and book a viewing with us today.



Council Tax Band: A



### Kitchen/Diner:

With two windows to side and door to outside. Range of high and low level units, worktops, stainless steel sink and drainer. Gas hob, gas oven with extractor hood and fan and built in microwave. Integrated slimline dishwasher, washing machine and fridge freezer. Combi boiler housed in a cupboard, vinyl flooring and radiator.

### Sitting Room:

A bright and airy space with windows to the side and window to rear with French doors to the rear. Storage cabinet, TV point, corner sofa, wall mounted electric fire and radiator.

### Bedroom One:

With window to rear, built in double bed with storage underneath, walk in wardrobe and radiator.

### Bedroom Two:

With window to side, built in wardrobe, TV point and radiator.

### Cloakroom:

With window to side, low level WC, pedestal basin and vinyl flooring.

### Shower Room:

With window to side, double shower, pedestal basin, low level WC, vinyl flooring and radiator.

### Outside:

The property has a wrap around balcony with balustrades and lights with views over fields. There is parking for 1 to 2 vehicles.



## Directions

Head south Turn left Turn left onto A1120 Turn left onto Angel Hill/A1120/A140 Turn right onto A1120 At Cedars Interchange, take the 2nd exit and stay on A1120 Exit the roundabout onto A1120 At the roundabout, take the 2nd exit and stay on A1120 Exit the roundabout onto A1120 At the roundabout, take the 1st exit onto Needham Rd/A1308 Exit the roundabout onto Needham Rd/A1308 At the roundabout, take the 2nd exit onto Needham Rd Exit the roundabout onto Needham Rd At the roundabout, continue straight to stay on Needham Rd Turn left onto Lavenham Wy Turn right onto Shimpling Cl Arrive at location: IP14 2BQ For the best route in current traffic visit [https://maps.app.goo.gl/kuyGYVGSsy5ppD9x5?g\\_st=am](https://maps.app.goo.gl/kuyGYVGSsy5ppD9x5?g_st=am)

## Viewings

Viewings by arrangement only.

Call 01449614700 to make an appointment.

## EPC Rating: