

BUCKS

PROPERTY AGENTS



Lodge 43, Stonham Barns Pettaugh Road, Stonham Aspal, IP14

6^{AT} Offers Over £160,000

- Three Bedrooms
- Extra Large Plot Size
- En-Suite To Master Bedroom
- Shower Room
- Off Road Parking For Two Vehicles
- Park Home
- Open Plan Living/Kitchen/Dining
- Balcony To Master Bedroom
- Combi Boiler
- Views Overlooking Lake

Stonham Barns Pettaugh Road, Stonham Aspal IP14 6AT

Located on Pettaugh Road in the charming village of Stonham Aspal, this delightful park home situated on an Extra Large plot offers a serene lifestyle with picturesque views. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The master bedroom is a true highlight, featuring elegant French doors that open onto a private balcony, allowing you to enjoy the tranquil surroundings. The home comprises two modern bathrooms, ensuring convenience for all residents. The open plan living, kitchen, and dining area is designed for both comfort and functionality, making it an ideal space for entertaining or relaxing with loved ones. French doors lead from this inviting space to a lovely decking area, perfect for alfresco dining or simply soaking up the sun while overlooking the serene lake. With a combi boiler installed, you can expect efficient heating and hot water throughout the year. This property not only provides a comfortable living space but also a unique opportunity to embrace a lifestyle surrounded by nature.

If you are looking for a peaceful home with modern amenities and stunning views, this park home on Pettaugh Road is not to be missed, Stonham Aspal offers many amenities such as local business, school and Stonham Barns which is an attraction for all the family with individual shops, leisure facilities, cafe, post office and much more. that Stonham Aspal is also within easy access of the A14 corridor providing access to larger towns such as Norwich, Bury St Edmunds and Cambridge and is approximately 6 miles from the market town of Stowmarket that offers many amenities. The agent would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation to offer. The accommodation on offer is as follows. Come and experience the charm of Stonham Aspal for yourself.



Council Tax Band:



Open Plan Living/Kitchen/Dining

With four windows to side and two sets of French doors leading to rear decking area illuminating the room with natural light and additionally idea for indoor/outdoor entertaining, TV point, range of high and low units, stainless steel sink and drainer, splashbacks, gas hob with extractor hood and fan, eye level electric oven, built-in microwave, integrated fridge freezer, built-in dishwasher, built-in cupboard, cupboard housing Combi boiler, laminate floor and three radiators.

Hallway

With radiator.

Bedroom One

With French doors leading to balcony and two radiators.

En-Suite

With walk-in shower, low level W/C, basin in vanity unit, full shower boarded, laminate floor and heated towel rail.

Bedroom Two

With window to side and radiator.

Bedroom Three

With window to side, built-in bunk beds with storage and radiator.

Shower Room

With window to side, walk-in shower, low level W/C, basin in vanity unit, fully shower boarded, laminate floor and heated towel rail.

Outside

To the front of the property is two allocated parking spaces. To the rear and side of the property is a decking area ideal for outside entertaining additionally overlooking the lake and pebble area to side.



Directions

Market Place, Stowmarket IP14 1DT, UK
Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd
W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Church Rd A1120 Continue to follow A1120

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	