



Crest Cottage, Stonham Aspal, Suffolk



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FRAMLINGHAM

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Offers Over: £425,000

A stunning THREE BEDROOM DETACHED BUNGALOW WITH A REAL WOW FACTOR tucked away down a private lane with just three other properties **IMMACULATE ** GARDEN ** ** GARAGE AND DRIVEWAY ** NO ONWARD CHAIN****

LOCATION The village of Stonham Aspal benefits from a primary school, village hall and tennis club. It is also home to the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, hairdressers and beauticians. Stonham Aspal is ideally located for commuters, being fewer than 2 miles from the A140 and, from there, just under 5 miles from the A14. It is 34 miles from Norwich and 12 miles from the centre of the county town of Ipswich where there are all day-to-day shopping facilities, along with national stores, supermarkets and rail services. Further direct rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi. The thriving village of Debenham is approximately 5 miles from the property and has a small supermarket, butchers, post office, café, public house, leisure centre and well-regarded high school. Within 24 miles of the property is the Heritage Coast with destinations such as Aldeburgh, Thorpeness and Southwold.



CREST COTTAGE - INTERIOR An Entrance Hall welcomes you into the property with underfloor heating and good quality ceramic tiling throughout. There is a generous Utility Cupboard housing space for a washing machine, shelves above, pressurised water system and loft access. To the left is the Family Bathroom with a bath with shower over and shower screen to the side, wc and wash hand basin in a vanity unit and opaque window to the side. To the right is a double bedroom with a window overlooking the front with a recess perfect for a wardrobe. A further double bedroom has a window to the side and to the front and there is a recess by the window perfect for a study area. The Main Bedroom is to the left and this is a generous double with built in wardrobes, window overlooking the rear garden and a door leading into a spacious En Suite Shower Room with double shower tray with mains fed shower over, wash hand basin inset in a vanity unit, close coupled wc, heated towel rail and opaque window to the side. The real **WOW** factor to this property is the open plan Sitting/Dining/Kitchen which has bifold doors overlooking the rear garden making the garden feel like an extension to the house, windows to the side, plenty of space for seating and dining. The Kitchen has top quality matching wall and base units with granite worktop over incorporating a drainer next to the stainless-steel inset sink and mixer tap over, electric induction hob, eye level electric oven and combi oven, integrated fridge/freezer, dishwasher and pull-out recycling bins. There is a lovely central island with granite work top and pan drawers to one side and a breakfast bar to seat four on the other. This bungalow would suit a variety of purchasers and is a "must see" property to fully appreciate the quality of it.



CREST COTTAGE - EXTERIOR The property has a garage and parking to the front and there is a further area of shingle to allow a further space for a vehicle. There is a lawned area around the property and to the front of the property with a path leading up to the Entrance Door. There is a gate from the driveway leading into the rear garden which has a patio area a large lawned area to two sides and there is a further large area currently being used as a kennel which could easily be removed and would be perfect for a summerhouse etc.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: D

EPC: B

Postcode: IP14 6AH

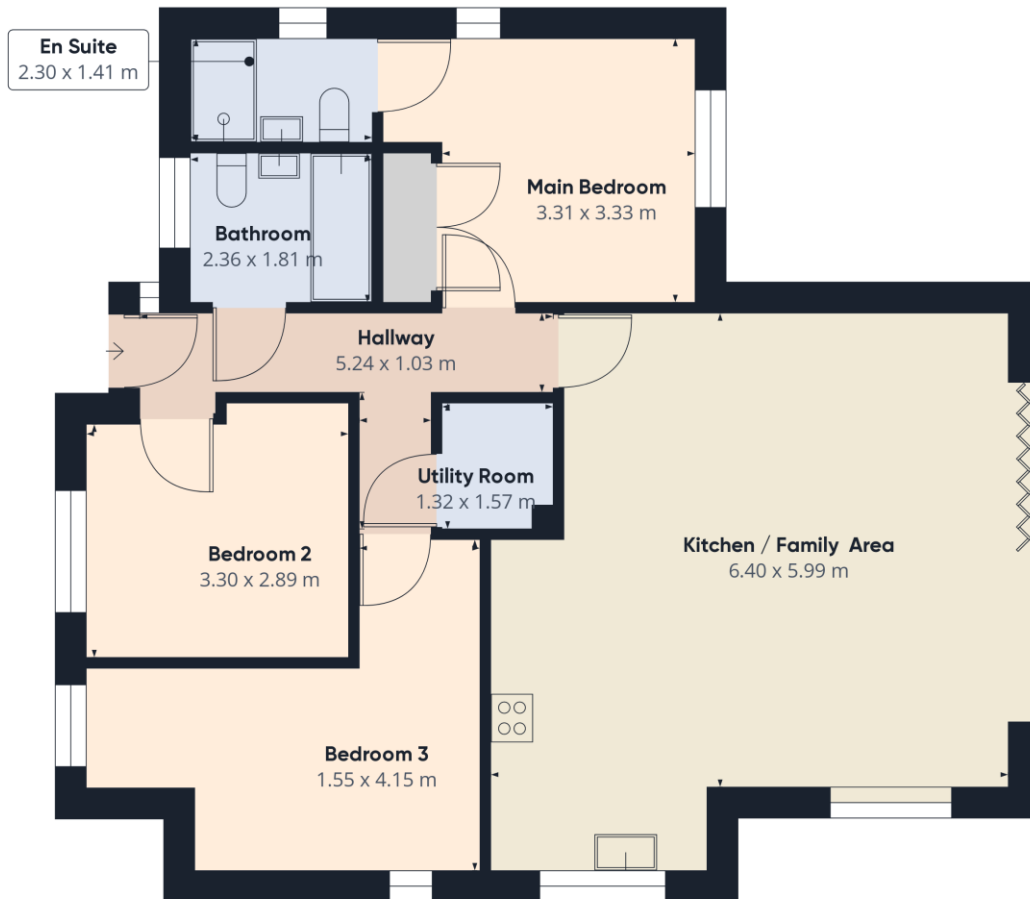
SERVICES Mains drainage, water and electricity. Central heating via an Air source heat pump supplying underfloor heating throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **PLEASE NOTE** *The property is approached from the highway via a gravelled accessway that is owned by the neighbouring property. Crest Cottage has a vehicular and pedestrian right of way across this area to access the bungalow's own private driveway. It should be noted that, along with the neighbours, the owner of Crest Cottage is responsible for paying a fair and reasonable proportion of the costs and expenses involved in keeping the accessway in a reasonable state of repair.*







Approximate total area^m
94.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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