



5 Oakbury | Stonham Aspal | Stowmarket | IP14 6FF

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5 Oakbury, Stonham Aspal, Stowmarket, Suffolk, IP14 6FF

“A spacious four double bedroom detached family house, finished to a high specification with extensive off-road parking, double garage, proportionate gardens, EV charging points & solar panels.”

Description

A stylish, four double bedroom detached family house, finished to a high specification and located within this thoughtfully designed close, made up of four executive houses and benefiting from EV charging points, solar panels, extensive off-road parking, a double detached garage and proportionate front and rear gardens.

The property is available immediately on both a short or long term basis.

About the Area

Stonham Aspal is located on the A1120 tourist route and provides a primary school and church. Nearby is 'Stonham Barns', which offers a variety of businesses along with post office, local shop, café/restaurant, hairdressers, golf driving range, owl sanctuary and Sunday car boot. Local amenities including doctors surgery, dentist, vet, supermarket, high school and sports centre can be found in the neighbouring village of Debenham and on a larger scale in the nearby town of Stowmarket.

Stonham Aspal is centrally located within a 20 mile radius of Lavenham, Bury St Edmunds, Diss, Woodbridge, Framlingham, Ipswich and Snape, near Aldeburgh and has good access to various road networks via either the A12, which links to London and the M25 to the south and the Suffolk Heritage Coast to the north. The A14 provides access to The Midlands and the M11 to the West. Mainline rail links to London Liverpool Street are available from Ipswich and Stowmarket.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor, door to understairs cupboard, door to additional storage cupboard housing fuse board and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback and storage under, frosted window to front aspect, spotlight and extractor.

Study Approx 9'3 x 6'

Window to rear aspect and spotlights.

Sitting Room Approx 19'10 x 12'4

Magnificent light and airy space with window to front aspect and bi-fold doors to the rear opening onto the terrace.

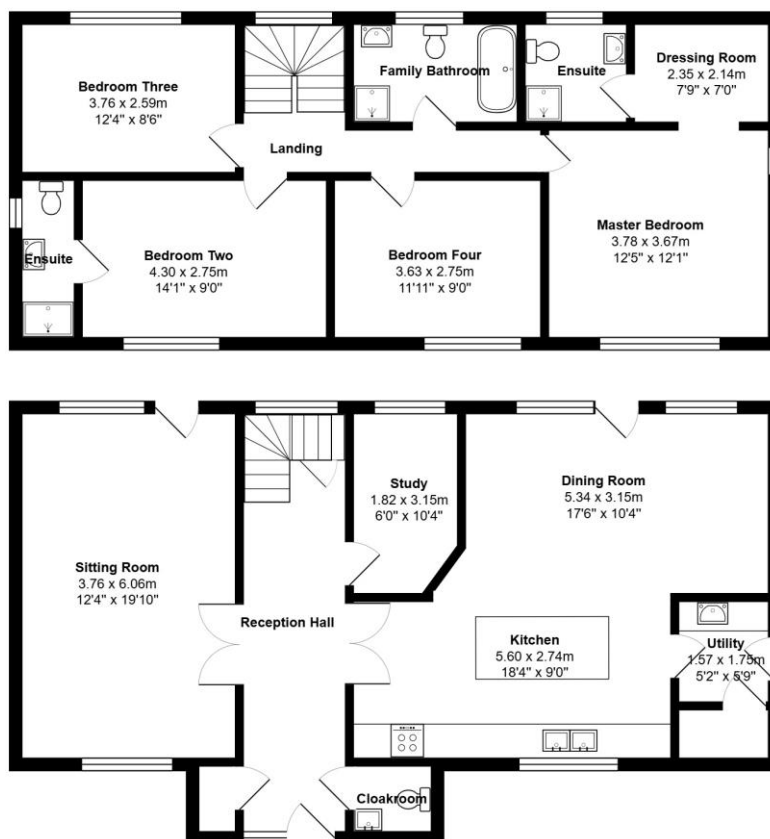
Kitchen Approx 18'4 x 9'/Dining Room Approx 17'6 x 10'10

A generous open plan space with double aspect windows to the front and rear, bi-fold doors to the rear opening onto the terrace and well-appointed with a matching range of stylish wall and base units with Quartz worktops over and inset with one and a half bowl Grohe stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and microwave oven, Neff four ring induction hob with extractor over, dishwasher and fridge/freezer. Feature island incorporating breakfast bar and with further ample storage below, spotlights and door to:

Utility Room Approx 5'8 x 5'3

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, personnel door to side, spotlights and double oak doors to cupboard housing renewable heating system.





First Floor Galleried Landing

With sizable window to rear aspect overlooking the gardens, spotlights and doors to:

Master Bedroom Approx 12'5 x 12'1

Delightful, double bedroom with double aspect windows to the front and side and opening to:

Dressing Room Approx 7'9 x 7'

With extensive built-in storage and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled flooring, spotlights, extractor and frosted window to rear aspect.

Bedroom Two Approx 14'1 x 9'

Double room with window to front aspect and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, spotlights, extractor, frosted window to side aspect and tiled flooring.

Bedroom Three Approx 12'4 x 8'6

Double room with window to rear aspect.

Bedroom Four Approx 12' x 9'

Double room with window to front aspect.

Family Bathroom

Well-appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, freestanding bath with shower attachment, tiled flooring, spotlights, extractor and frosted window to rear aspect.

Outside

The property is conveniently situated on the outskirts of this much

sought after Suffolk village on a country lane, and is accessed over a shared entrance way to the close, which in turn leads to a private drive providing ample off-road parking as well as giving access to the detached double garage. This is fitted with electric roller doors, power and light connected and personnel door to side.

The gardens are predominantly lawned to both the front and rear with a terrace laid on Grey Indian Limestone abutting the rear of the property and boundaries defined by fencing for the most part. Interspersed through the plot are some attractive, recently planted specimen trees.

Local Authority

Mid Suffolk District Council

Council Tax Band - F

Services

Mains water and electricity.

Air source heating – Wet underfloor heating to ground floor and radiators to first floor.

WPL private treatment plant.

Agents Note

We understand from our client, that the property enjoys both EV charging points and solar panels.

Let Type

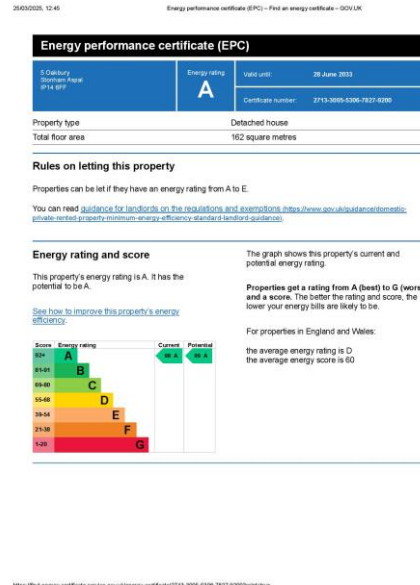
Unfurnished.

Available From - Immediately

Tenant Information

One month's rent and 5 weeks' security deposit will be payable prior to handover.

Fees may be charged for late payment of rent and mislaid keys.



Anti-Money Laundering Checks

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this.



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