



# Charles Wright

PROPERTIES

Selling Properties the Wright Way



## Plot 1, The Hampton, Jack Way

Stonham Aspal, Stowmarket, IP14 6AW

**Guide price £695,000**



# LANDEX

new homes

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## Description

A superb four bedroom detached house, built to a superior finish by award winning builders, Landex New Homes, situated in a village location within easy driving distance of the county town of Ipswich and Historic Town of Bury St. Edmunds. The property is built to an extremely high standard, benefiting from a 10 year LABC structural warranty. The home benefits include underfloor heating throughout with the heating supplied by a high efficiency Samsung Air source heat pump.

## Location

Stonham Aspal is a village positioned just off of the A140 making it an ideal location for commuters. It is conveniently located within easy driving distance of Ipswich which is 12 miles away, Bury St. Edmunds which is 24 miles and it is 34 miles to Norwich. The village benefits from a primary school, village hall, tennis club and is home to the well renowned Stonham Barns which offers a range of shops, business, cafes, a post office, golfing range, owl sanctuary, hairdressers and beauticians. 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.

## Entrance hall

Composite cottage-style door to front, double cloak cupboard, doors to accommodation and tiled flooring.

## Kitchen/living

**35'09 x 15'10 (10.90m x 4.83m)**

Cortizo UPVC double glazed window to front, rear and double doors to side, comprehensively fitted with Quartz worktops and fitted units with integrated appliances including two Neff double oven with a microwave, five point induction hob with extractor above, Neff dishwasher, tall fridge, tall freezer, wine cooler, pull out waste bin and tiled flooring.

## Utility room

**10'02 x 6'10 (3.10m x 2.08m)**

Cortizo UPVC double glazed window to side and door to rear, Quartz worktops with units under with a sink unit, water softener, freestanding Bosch washing machine and Bosch tumble dryer and tiled flooring.

## Sitting room

**16'08 x 13'09 (5.08m x 4.19m)**

Cortizo UPVC double glazed window to front and rear, fireplace with granite hearth and log burning stove, quality fitted carpets.

## Study

**8'01 x 4'07 (2.46m x 1.40m)**

Cortizo UPVC double glazed window to rear and tiled flooring.

## Cloakroom

**7'07 x 3'08 (2.31m x 1.12m)**

Cortizo UPVC double glazed window to rear, low level wc, wash hand basin with Roper Rhodes vanity unit below, heated towel rail, steam free illuminated mirror, wall and floor tiling.

## First floor landing

Stairs to first floor accommodation, built in airing cupboard with pressurised tank, radiator and quality fitted carpets.

## Bedroom one

**13'11 x 12'02 (4.24m x 3.71m)**

Cortizo UPVC double glazed window to rear, door to ensuite, fitted sliding wardrobes, radiator and quality fitted carpets.

## Dressing area

**9'02 x 3'01 (2.79m x 0.94m)**

Fitted sliding wardrobes and quality fitted carpets.

## Ensuite bathroom

**16'06 x 6'05 (5.03m x 1.96m)**

Cortizo UPVC double glazed window to rear, panelled bath, fully tiled shower cubicle with Aqualisa digital shower, low level wc, wash hand basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail, radiator, wall and floor tiling.

## Bedroom two

**16'08 x 11'06 (5.08m x 3.51m)**

Cortizo UPVC double glazed window to rear, fitted sliding wardrobes, door to ensuite, radiator and quality fitted carpets.

## Ensuite

**7'05 x 4'06 (2.26m x 1.37m)**

Cortizo UPVC double glazed window to front, fully tiled shower cubicle with Aqualisa digital shower, low level wc, wash hand

basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail, radiator, wall and floor tiling.

#### Bedroom three

15'09 x 9'08 (4.80m x 2.95m)

Cortizo UPVC double glazed window to front, radiator and quality fitted carpets.

#### Bedroom four

12'03 x 7'08 (3.73m x 2.34m )

Cortizo UPVC double glazed window to rear, radiator and quality fitted carpets.

#### Bathroom

11'10 x 5'02 (3.61m x 1.57m)

Cortizo UPVC double glazed window to front, panelled bath, fully tiled shower cubicle with Aqualisa digital shower, low level wc, hand wash basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail, radiator, wall and floor tiling.

#### Outside and gardens

The front and rear gardens are laid to lawn with mulched borders. There is an outside tap and patio to the immediate rear of the property and a Brindle block paving driveway leading up to the double garage with an electric up and over door, power and lighting connected. The rear garden is enclosed by fencing and enjoys a southernly aspect.

#### Services

Mains drainage, electrics, water are connected to the property and heating via Samsung Air Source Heat Pump. There is a pumping station on the development and any costs are covered within the annual service charge.

EPC predicted B

Expected build completion: Ready to occupy

Service charge: £445 per annum

Tenure: freehold

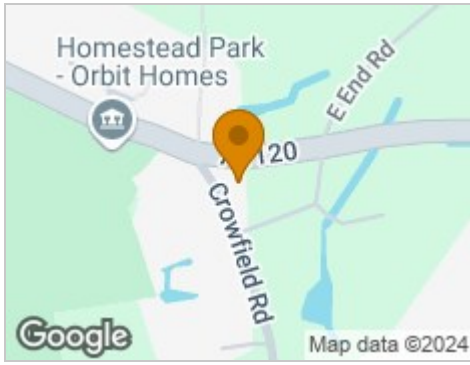
Council: Mid Suffolk

#### About Landex

Landex New Homes are a hugely successfully run developers, who were formed in 2006 and have grown from strength to strength. They are passionate about property and strive for excellence in their workmanship and finish. They have a dedicated team with a wealth of knowledge and expertise and endeavour to produce the highest level of quality products and service. They are now well recognised not only for being award winning builders, but for their style and excellence. They pride themselves to have a finished home ready for occupation, (just window dressing to do) where as other developers expect you to pay for extras.



## Road Map



## Hybrid Map

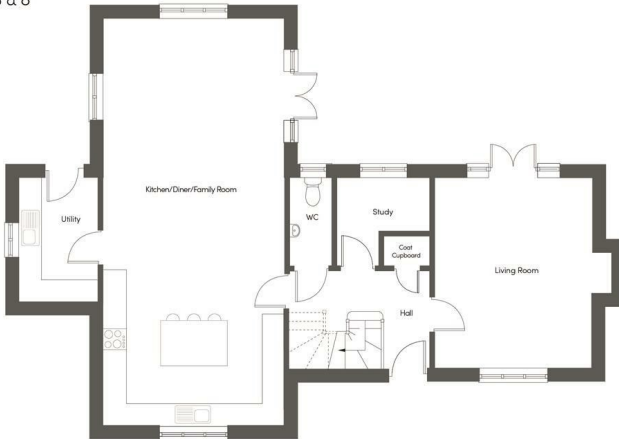


## Terrain Map

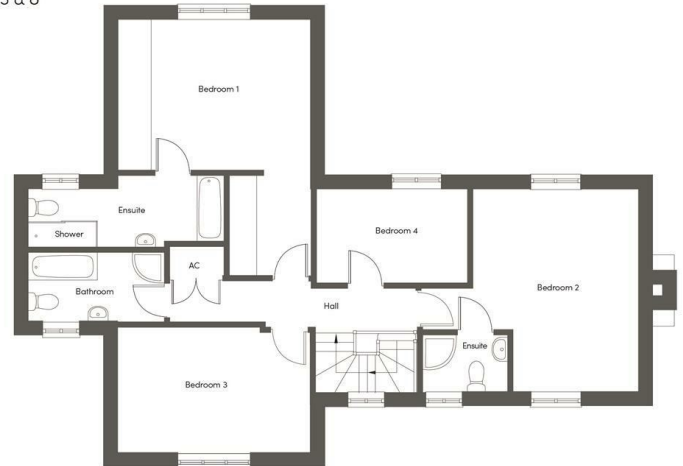


## Floor Plan

**The Hampton**  
Ground Floor  
Plots 1,3 & 8



**The Hampton**  
First Floor  
Plots 1,3 & 8



## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

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	

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