



Verandah House

Norwich Road | Little Stonham | Suffolk | IP14 5JU



Exclusively Group
Real Estate

Verandah House

Verandah House, is a carefully refurbished character home enjoying far reaching countryside views to the rear. Tastefully styled and decorated throughout, blending a cottage feel with contemporary conveniences. Offered chain free.

Stepping through the double doors you are welcomed into a bright and spacious entrance hall with stairs to the first floor, plus useful storage beneath. From here you are lead off into a cosy reception room to the front aspect featuring a bright bay window and fireplace. There is also a spacious open-plan family room clearly offering two zones, one end features a breakfast bar with inset sink and double doors leading out to a decked terrace with views towards countryside. From the breakfast area a doorway leads into a newly fitted kitchen space with Shaker style units, tiled surrounds, wood style flooring and worktops with a good range of fitted storage units plus built-in oven, hob and extractor. Beyond the kitchen is a utility room, with work surface, oil boiler and space for appliances plus door to the outside, and additional door to a ground floor W.C. On the first floor there are three bedrooms, of which the principal bedroom has the addition of an attractive en-suite bathroom. There are two further bedrooms, plus a main shower room with additional storage.





















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Stepping outside, to the front aspect is a generous driveway with secure off road parking set behind a five bar gate. The front elevation has a unique and attractive covered 'verandah' with decking and feature tiling in front of the double entrance doors. To one side of the property is a spacious garage accessed via double doors and with the benefit of power and light, with a personal door to the rear garden. The garage offers potential for conversion to suit any buyers imagination (subject to planning/building regulations) There is a side access leading to the rear garden.

The rear gardens are a key feature of this home, offering uninterrupted views across open countryside with a decked seating area to enjoy this aspect. This decked area extends back to the house, where additional seating can be placed plus a central lawn area and shingled zone beyond the garage with the oil tank set within a fenced area.

Conveniently situated just over 6 miles from the busy town of Stowmarket, with direct rail link to London Liverpool Street, and only 11 miles from the city of Ipswich. Alos, the nearby market town of Needham Market also offers a railway station with a 12 minute service into Ipswich (change for links to central London) or direct to Cambridge on the Greater Anglia line. Schooling includes nearby Stonham Aspel Primary School, other excellent schools at nearby Debenham with other renowned private educational establishments in south Suffolk. Debenham also offers a range of shops and amenities. Excellent road links include the A14 within easy reach (Cambridge and The Midlands). The delights of south Suffolk includes Bury St. Edmunds, Framlingham, Aldeburgh (less than an hours drive) and more of the Suffolk coastline including Snape Maltings.

Agents Note: Part of this property is a Flying Freehold referring to a section of the property under Bedroom Three.

Agents Note: There is a historic EPC rating of D which has not been updated since the renovations.

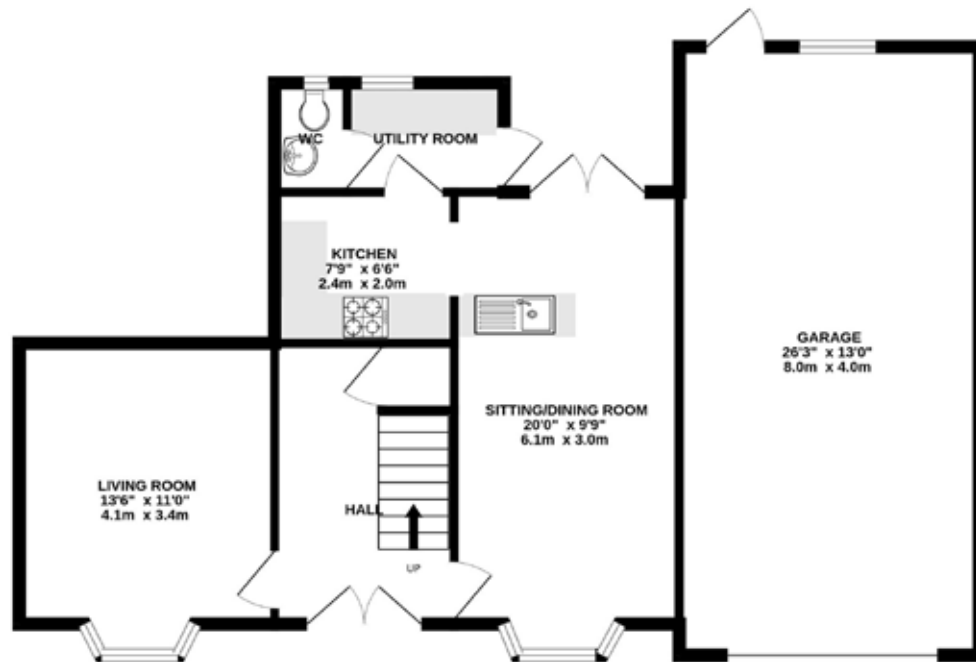




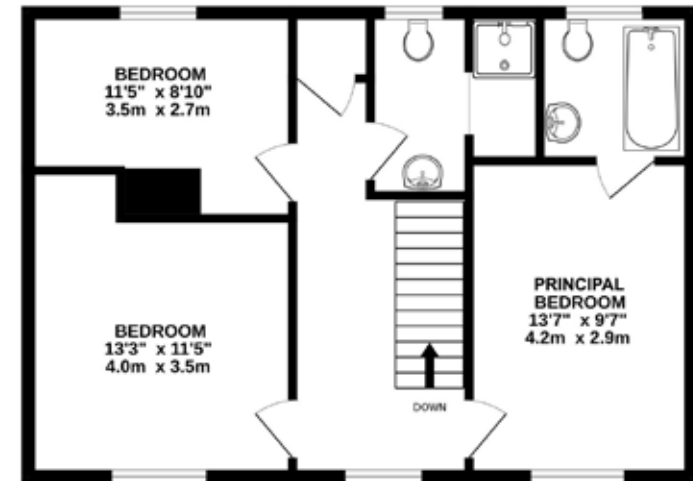




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

EPC Rating: D*
Tenure Freehold

*EPC rating has not been updated since the renovations.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Exclusively Group Real Estate. Registered in England. Company Reg No. 14052310 Registered Office: Threnhall Park, Start Hill, Bishops Stortford, Hertfordshire CM22 7WE Exclusively Group Real Estate is a trading style of TEGRE Limited.



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