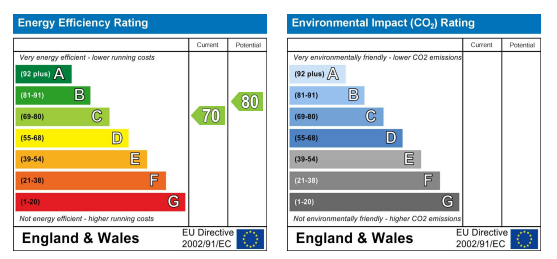


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lugano The Street, Stonham Aspal, Stowmarket, IP14 £575,000 6AH

OFFERED FOR SALE WITH NO ONWARD CHAIN - This stunning family home is pleasantly located in the sought after village of Stonham Aspal. Having undergone recent extensive refurbishment to a high standard the property offers nearly 2000 sq ft of accommodation to include Cloakroom, Sitting Room, Kitchen/Dining Room, Utility Room, Conservatory, Principle Bedroom with En-Suite, Bedroom with En-Suite, 2 Further Bedrooms, South Facing Rear Garden, Cartlodge.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Lugano The Street, Stonham Aspal, Stowmarket, IP14 6AH

STONHAM ASPAL:

Stonham Aspal is a village and civil parish in the Mid Suffolk district of Suffolk in eastern England, some five miles (8 km) east of the town of Stowmarket. Nearby villages include Mickfield, Little Stonham and Pettaugh. Its population in 2011 was 601.[1] The village has a primary school. It is set in farmland.

With front door leading to....

ENTRANCE HALL:

With stairs to first floor, radiator, doors leading to...

CLOAKROOM:

With low level W.C, wash hand basin, radiator.

SITTING ROOM: 24'4" x 14'5" (7.42m x 4.39m)

With double glazed window to front aspect, sliding patio doors to conservatory, radiator.

KITCHEN/DINING ROOM: 24'1" x 13'11" (7.34m x 4.24m)

With double glazed window to front aspect, bi-fold doors to rear aspect, double glazed door to side aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, space for Range style cooker with extractor over, integral dishwasher, space for American style Fridge/Freezer, central island, breakfast bar, spot lights, radiator, door opening to...

UTILITY ROOM:

With two double glazed windows to rear aspect, space for appliances.

CONSERVATORY: 11'8" x 10'10" (3.56m x 3.30m)

With double glazed door to rear aspect.

FIRST FLOOR

LANDING:

With built in airing cupboard, doors leading to...

PRINCIPAL BEDROOM: 14' x 11'9" (4.27m x 3.58m)

With double glazed window to rear aspect, radiator, door leading to...

EN-SUITE SHOWER ROOM:

With suite comprising corner shower cubicle, low level W.C, wash hand basin.

BEDROOM 2: 13'11" x 11'11" (4.24m x 3.63m)

With double glazed window to front aspect, radiator, door leading to....

EN-SUITE SHOWER ROOM:

With double glazed window to front aspect, fitted suite comprising shower cubicle, low level W.C, wash hand basin.

BEDROOM 3: 14'4" x 12'3" (4.37m x 3.73m)

With double glazed window to front aspect, radiator.

BEDROOM 4: 11'10" x 9'5" (3.61m x 2.87m)

With double glazed window to rear aspect, radiator.

BATHROOM:

With double glazed window to rear aspect, fitted suite comprising bath, low level W.C, wash hand basin, tiled splashbacks.

OUTSIDE:

The property is approached via a five bar gate, there is a gravelled driveway providing ample off road parking which leads to the CARTLODGE with power connected, the remainder of the front garden is laid of lawn.

The garden to the rear of the property is mainly laid to lawn which leads onto a bespoke brick/granite outdoor kitchen with wood fire pizza oven, separate grill and electrical lighting/sockets and further inset floor lighting, patio area, shingled play area, raised flower beds, the garden is enclosed by fencing.

