

oakheart



£600,000

Guide Price

Semper House, Norwich Road, Little
Stonham

Stamp Duty Contribution Now Available!

Guide Price: £600,000 - £650,000.

Nestled in the sought-after village of Little Stonham, this eye catching new-build development offers just four individually designed detached homes within a private gated setting. Combining contemporary design with timeless quality, each home provides the perfect blend of style, comfort, and privacy. With all homes featuring a generous rear garden and separate detached double garage.

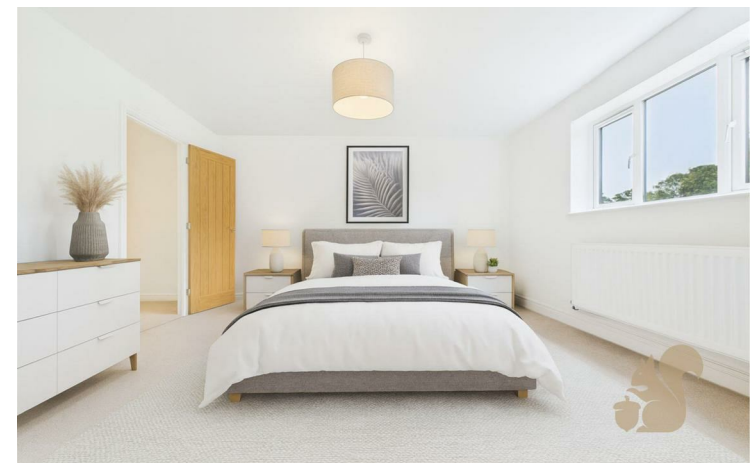
Little Stonham is a charming Suffolk village surrounded by rolling countryside, offering a peaceful rural lifestyle while still being superbly connected. The A140 is moments

away, providing swift access to Stowmarket, Ipswich, and Norwich, as well as excellent rail links to London Liverpool Street from nearby Stowmarket station. The village is close to a range of local amenities, schools, and leisure facilities, with beautiful walking routes and historic landmarks on the doorstep. Its central Suffolk position makes it ideal for commuters and those seeking the perfect balance of countryside tranquillity and convenient travel connections.

Upon entering, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the home. The ground floor boasts a spacious living room, a stylish open-plan kitchen/dining area ideal for entertaining, a dedicated office space, a WC, and a practical utility room.

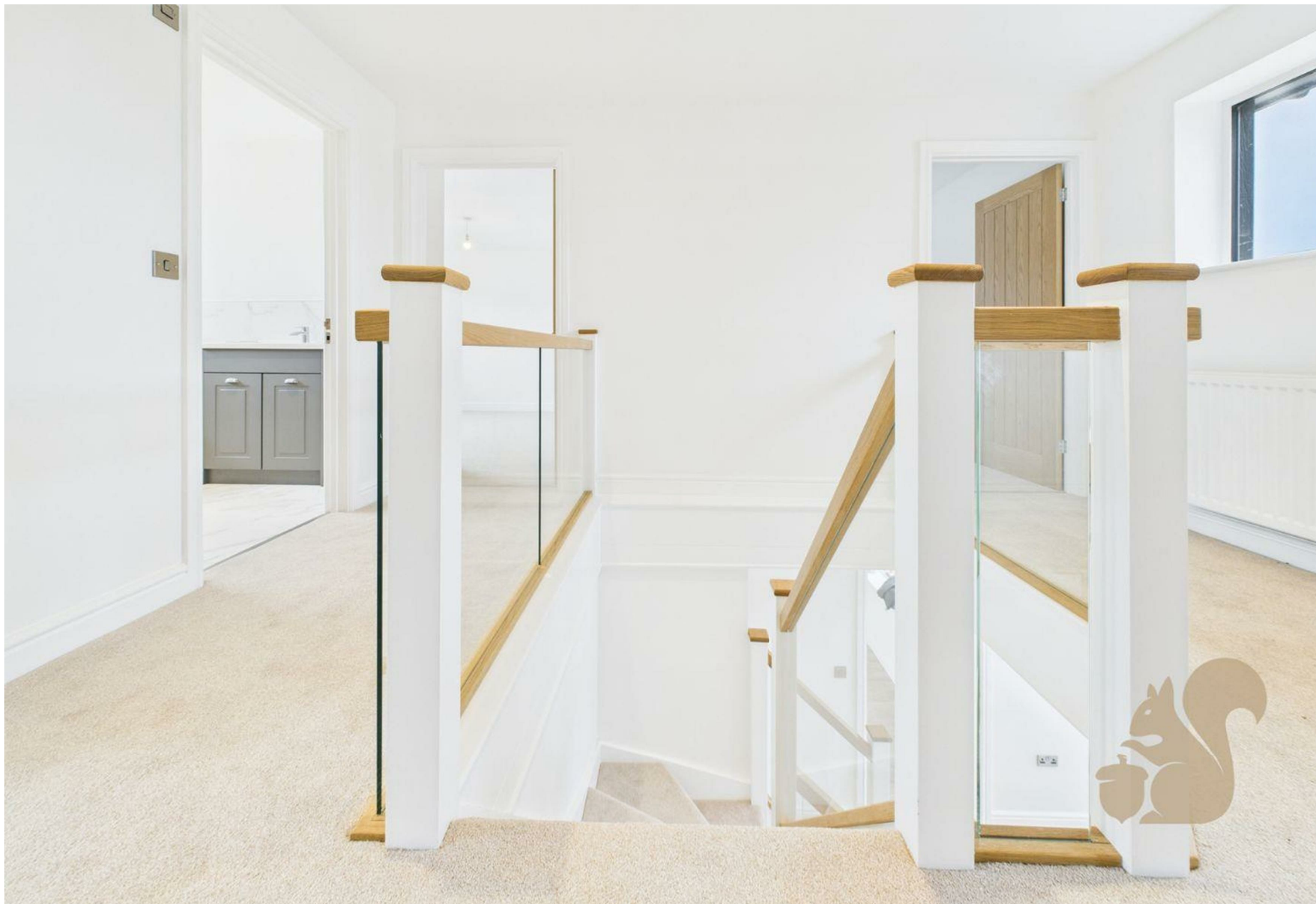
Upstairs, an inviting landing leads to four generously proportioned double bedrooms. The impressive master suite features its own en-suite shower room and a private dressing room. Completing the first floor is a luxurious four-piece family bathroom, fitted with a bathtub, separate shower, hand wash basin, and WC.

The property sits within a generous plot, featuring a large enclosed rear garden perfect for outdoor dining and family activities, along with a landscaped front garden. There is also a double garage and ample off-road parking.











Local Authority:

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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