

# BUCKS

PROPERTY AGENTS



## Lodge 47 Pettaugh Road, Stonham Aspal, Stowmarket, IP14 6AT

Offers Over £140,000

- Two Double Bedrooms
- Calor Gas Radiator Heating
- Vaulted Ceilings
- Two Off Road Parking Spaces
- Ground Rent Paid Up Until January 2026
- Open Plan Living/Kitchen Accommodation
- UPVC Windows
- Atlas 'Lilac' Design
- Eleven Months Occupancy Per Year
- Views Over Fishing Lake



# Lodge 47 Pettaugh Road, Stowmarket IP14 6AT

Nestled in the charming village of Stonham Aspal, this delightful park home on Pettaugh Road offers a serene retreat with modern comforts. The property features an inviting open plan living and dining area, perfect for both relaxation and entertaining. With two well-proportioned bedrooms, this home is ideal for small families or those seeking a peaceful getaway. The two bathrooms provide convenience and privacy, ensuring that morning routines are a breeze. The thoughtful design of the home maximises space and light, creating a warm and welcoming atmosphere throughout. Additionally, the property boasts off-road parking for two vehicles, a valuable feature that enhances accessibility and convenience. Surrounded by the picturesque Suffolk countryside, this park home offers a unique opportunity to enjoy a tranquil lifestyle while remaining close to local amenities and transport links.

Stonham Aspal offers many amenities such as local business, school and Stonham Barns which is an attraction for all the family with individual shops, leisure facilities, cafe, post office and much more. that Stonham Aspal is also within easy access of the A14 corridor providing access to larger towns such as Norwich, Bury St Edmunds and Cambridge and is approximately 6 miles from the market town of Stowmarket that offers many amenities. Do not miss the chance to make this charming park home your own.



Council Tax Band:



### Entrance

With window to side and door to outside illuminating the room with natural light, utility cupboard, plumbing for washing machine, office area, vinyl flooring and radiator.

### Sitting Area

With bay window to the front, two large windows to the side brightens the room with natural light and electric fire with feature surround.

### Kitchen

With window to side, range of high and low units, breakfast bar/island with storage, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric eye level oven, integrated fridge freezer, integrated microwave, integrated dishwasher (never used), integrated wine fridge and vinyl flooring.

### Dining Area

With window to side, French doors to rear flooding the area with natural light and radiator.

### Hallway

With built-in airing cupboard and loft access.

### Shower Room

With window to side, shower in cubicle, basin in vanity unit, low level W/C, vinyl flooring and heated towel rail.

### Bedroom One

With window to side, two bedside units, dressing table, walk-in wardrobe with storage, vaulted ceiling and radiator.

### En-Suite

With window to side, bath with shower over and shower screen, basin in vanity unit, low level W/C, vinyl flooring and heated towel rail.

### Bedroom Two

With window to side, built-in wardrobes and radiator.

### Outside

At the front of the property is gravel driveway providing off road parking for 2 vehicles, grass to side and rear, decking to side and rear, shed and for privacy property is fenced all round with gate for access.





## Directions

Start: Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Church Rd/A1120 Continue to follow A1120 Turn left onto Angel Hill/A1120/A140 Diss Norwich A140 Turn right onto Stowmarket Rd/A1120 Continue to follow A1120 Turn right Slight right Turn right Destination will be on the right Arrive: Stonham Aspal, Stowmarket IP14 6AT, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

