

# BUCKS

PROPERTY AGENTS



Atlas Lilac, Pettaugh Road, Stonham Aspal, Stowmarket, IP14 6AT

Prices From £249,995

- Two Bedroom/ 6 Berth
- Open Plan Living/Kitchen
- En-suite to Master Bedroom
- High Specification
- 12 Months Occupancy
- Park Home
- Calor Gas Central Heating
- Electric Stove-Style Fireplace in Sitting Room
- Off Road Parking For One Vehicle
- Village Location



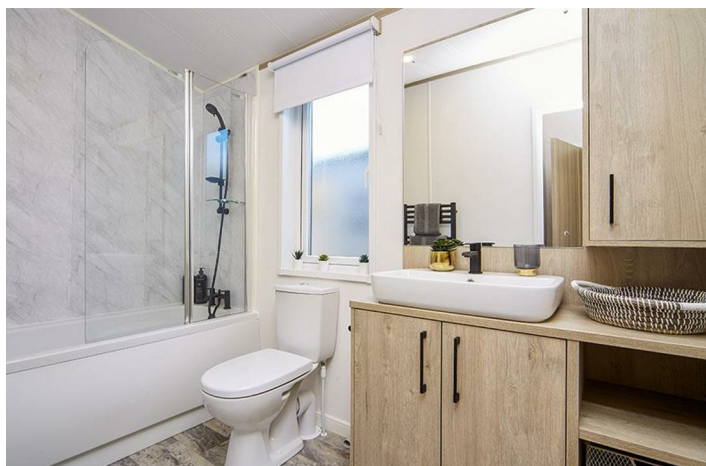
# Pettaugh Road, Stowmarket IP14 6AT

Nestled in the tranquil setting of Pettaugh Lane, Stonham Aspal, this charming two-bedroom park home offers a delightful retreat for those seeking a peaceful lifestyle. The property features an inviting open plan living and kitchen area, perfect for both relaxation and entertaining. The design maximises space and light, creating a warm and welcoming atmosphere. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals looking for a comfortable living space. The property also boasts two bathrooms, ensuring convenience and privacy for all residents. For those who value outdoor space, the park home is set within a serene environment, allowing for a relaxing escape from the hustle and bustle of everyday life. Additionally, off-road parking is available for one vehicle, providing ease of access and security. This property is available for 11 months of the year, making it a perfect choice for those who wish to enjoy a semi-permanent residence in a picturesque location.

Whether you are looking to downsize, invest, or simply find a peaceful place to call home, this park home on Pettaugh Lane is an opportunity not to be missed. 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



Council Tax Band:



### Entrance Hall

With window to side, desk, cupboard for storage and vinyl floor.

### Open Plan Living/Kitchen Diner

With windows to front and side filling the room with natural light and electric stove-style fireplace. With modern kitchen comprising of a range of high and low units, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric eye level oven, integrated fridge freezer, island and vinyl floor.

### Bedroom One

With window to side, king-size bed, walk-in wardrobe and dressing table.

### En-Suite

With window to side, bath with shower over, glass shower screen, low level W/C, basin in vanity unit and vinyl floor.

### Bedroom Two

With window to side and built-in storage cupboard.

### Bathroom

With window to side, shower cubicle, low level W/C, basin and vinyl floor.

### Agent Note

Optional Luxury Pack adds a dishwasher, microwave and washing machine. All furniture, fixtures and fittings included.



## Directions

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 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout 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) 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	