

*A delightful and spacious two bedroom semi-detached cottage with gardens and parking. Village location.*

Rent £1,050 pcm  
Ref: R1698

1 The Crossways  
Crowfield Road  
Stonham Aspal  
Stowmarket  
IP14 6AN



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

Stonham Aspal is a rural village which offers a village hall, a church and primary school and the popular Stonham Barns complex which has many facilities including a falconry centre, shops and a Golf practice range.

The village of Debenham is within three miles and benefits from excellent shops and businesses including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, vet's practice, fish and chip shop, public houses and leisure centre. It is also served by Sir Robert Hitcham CEVAP Primary School and the highly regarded Debenham High School.

The larger towns of Stowmarket (7 miles), Ipswich (11 miles) and Diss (16 miles) all have mainline railway stations to London's Liverpool Street station together with a wider range of facilities. Stonham Aspal is only a short distance from the A140 and is therefore convenient for access to the A14 trunk road which offers access to the east to the A12 and Felixstowe and to the west to Bury St Edmunds, Cambridge and onto the Midlands.

## Ground Floor

Entering through a partially obscure glazed back door directly into

### *Kitchen/Breakfast Room* 13'8" x 13'8" (4.17 x 4.19)

With a range of base and wall unit with black marble effect roll top worksurface over, inset stainless steel sink with mixer tap over. Space for electric cooker with extractor hood over. Space for washing machine and fridge freezer. Double panelled radiator. Window overlooking rear garden.

From the kitchen, there is a door which leads through to the front porch and front door. Double panelled radiator. Storage cupboard.

From the kitchen a door leads into



### *Sitting Room* 12'5 x 11'12 (3.81 x 3.39)

A light room with window to front elevation overlooking the front garden. Inset beams to walls. BT and TV point and double panelled radiator.

From the kitchen a doorway leads into a lobby area with further door leading into

### *Dining room* 12'7 x 10'5 (3.88 x 3.22)

With UPVC French doors leading out into the garden. Double panelled radiator and TV point.

From the lobby a further door leads into

### *Ground Floor Bathroom*

With P-shaped bath, glass screen and tiled surround with mixer tap and overhead shower. Low level flush WC with tiled splashback. Pedestal wash handbasin. Wall mounted heated towel rail. Extractor fan and obscure glazed UPVC window.

From the kitchen a door leads to hallway with stairs leading up to

## **First Floor**

### *Landing*

With window to front elevation. Double panel radiator wall mounted fuse board. Built-in cupboard with slatted shelves and small radiator. Second Built-in storage cupboard.

Doors lead off to

### *Bedroom One* 10'9 x 13'3 (3.35 x 4.08)

A good size double bedroom with inset beams to walls. Double panel radiator and TV point. Window to front elevation.

### *Bedroom Two* 12'7 x 10'2 (3.88 x 3.12)

A further good size double bedroom with UPVC window to side elevation. Double panelled Radiator and TV point.



## **Outside**

To the front of the property there is a gate and pathway leading into a large front garden which is laid to lawn with a mature hedge to all sides. There is an outside tap. The garden leads round to the side of the property and into the rear garden. The garden is currently open but a boundary fence will be installed prior to tenancy. The oil tank and boiler are located in the rear garden. There is a large shed for use. From the rear garden a walkway leads to the parking area which is joint with the neighbouring property.

*Services* Mains electricity and water connected. Oil fired central heating.

*Council Tax* Band B. £1,664.06 payable 2025/2026.

*Local Authority* Mid Suffolk District Council.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **April 2025**

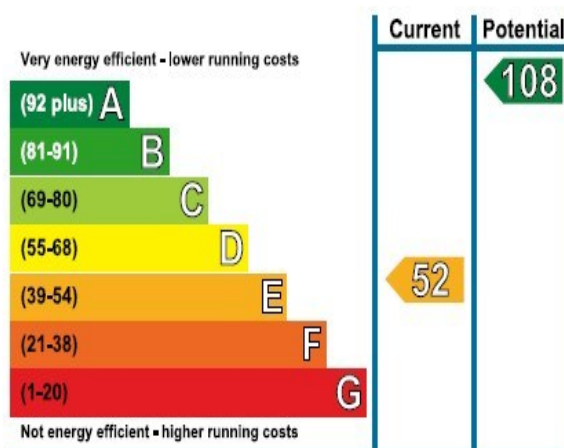




## Directions

From Framlingham take the B1119 to Saxtead, upon meeting the A1120 at a T-Junction, turn left, proceed along the A1120 for about 7 miles past the Stonham Barns complex. On entering the village of Stonham Aspal at the Crossroads, entering into the new housing site, the parking property will be located immediately to the left

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