

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

Rent £980 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



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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>

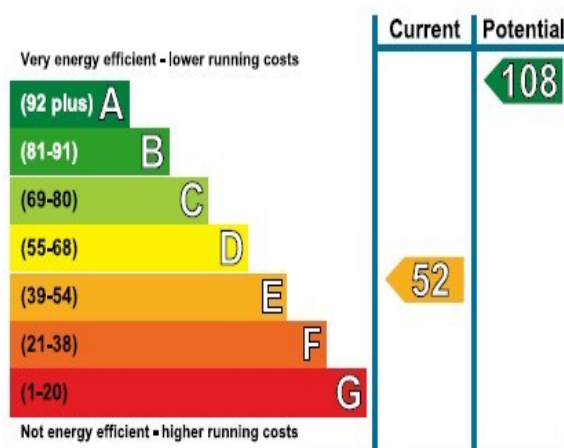
NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for 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

For those using What3words app:
///muddy.waltzed.magnum



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.