



# 5 Oakbury

Stonham Aspal, Suffolk IP14 6FF

ML Property are delighted to offer for sale BRAND NEW 4 Bedroom detached house situated in the popular village of Stonham Aspal. The property which has been built to an extremely high standard boasts an A98 energy rating along with a good size garden and a double garage is ready to occupy now!

The property which is part of a small development of just 5 properties affords the following accommodation - hall, cloakroom, sitting room, study, impressive kitchen/ breakfast/family room with utility off.



price  
**£650,000**

## at a glance...

- A Brand New 4 Bedroom detached property
- Completed and ready to move into & Part exchanges considered
- Built to a very high specification
- Designed by the well-respected local practice of Beech architects
- Situated on a development of just 5 properties
- A\* Rated EPC
- Air source heat pump and Solar Panels
- Debenham High School catchment area
- Off road parking and garage
- Good size rear gardens and further front garden







On the first floor there is a master bedroom with en-suite and dressing area, a further bedroom with en-suite and two further bedrooms along with a family bathroom.



# specification

## Windows

- Residence 7 Flush Casement A+ rated windows in Anthracite exterior/white interior
- Bifolds - Anthracite Smarts Aluminium
- Solidor composite Anthracite Front door

## Internal Joinery

- XL Joinery Oak Veneer horizontal panel doors finished in Satin Osmo door oil
- Bespoke Oak closed tread staircase with glass balustrade and Oak handrail

## Kitchens

- IKAS Haecker German handleless kitchens in Cashmere with complementary stone effect cabinets to islands with a generous number of drawers and cupboards
- White Quartz worktops to kitchen and island with Blanco 1.5 bowl stainless steel sink and tap

## Appliances

Neff built in appliances including - Fridge freezer, Hide and slide oven, Microwave /oven combi, dishwasher, induction hob & extractor hood

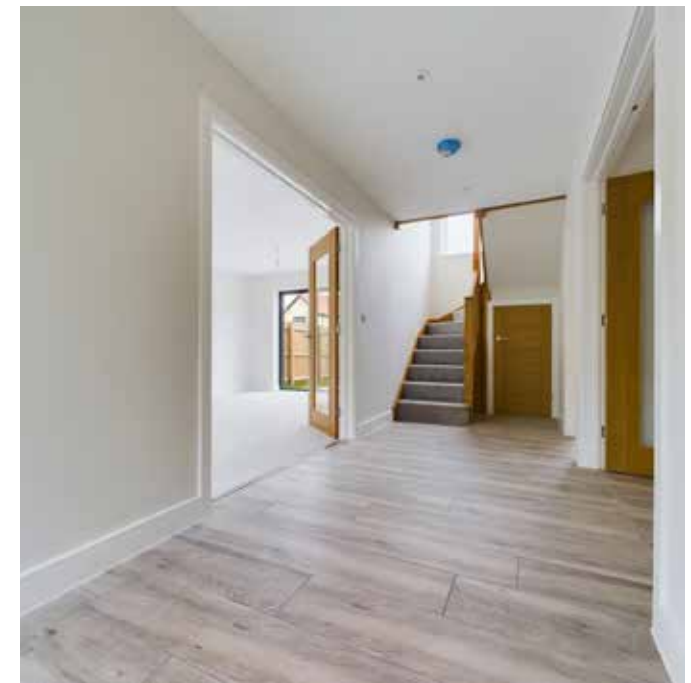
## Utility

IKAS Haecker German handleless kitchens in Cashmere with complementary stone effect cabinets to islands with Duropal worktop and Blanco stainless steel sink and tap

## Garage

- Sevadis 7.4kW car charging point
- Power and lighting installed to garage with Wifi connection
- Electric Roller door

\* A more detailed specification is available upon request.





## services

Mains water and electricity. Heating is provided by an air source heat pump (Mitsubishi Ecodan ultra quiet R32 8.5kW ASHP) serving underfloor heating on the ground floor and radiators on the first floor.

### Sewage

Private treatment plants and on site surface water disposal.

### Broadband

1000mpbs ultra fast broadband is available - information from Ofcom.

### Mobile coverage

All services are likely according to Ofcom.

The property is situated on an un-adopted private road and there will be a management company of which the new owner will have a 20% share of management company with anticipated annual costs of circa £250.

### Local Authority

Mid Suffolk District Council - Council Tax Band - TBC as a new build.

### New Build Warranty

ICW 10-year structural warranty.

### Solar Panels

3.2kW on the garage roof.



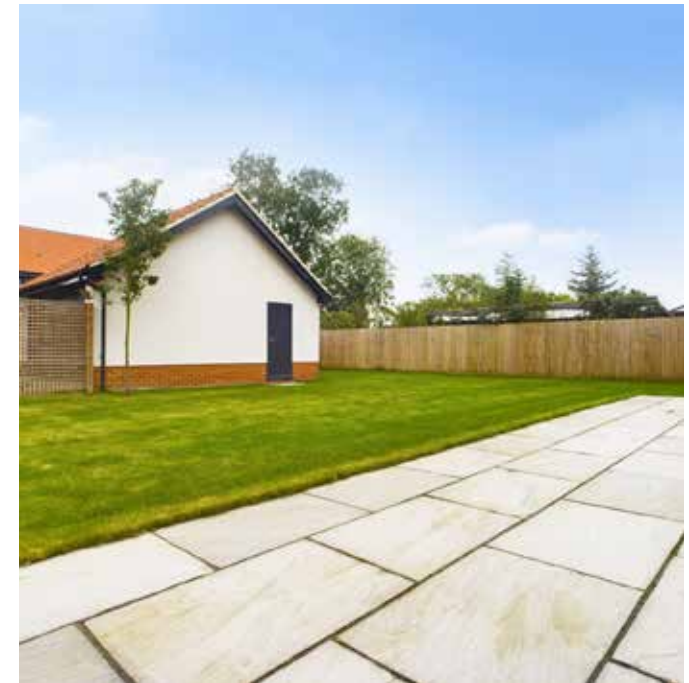
## outside

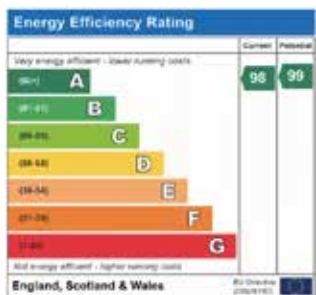
Externally the property has a garage with parking and a good size enclosed garden laid to lawn with patio area immediately off the rear of the property. To the front of the property there is a lawned area.

We strongly advise a viewing of the property to appreciate the size and standard on offer.

## location

Stonham Aspal is a village positioned just off of the A140 making it an ideal location for commuters. It is conveniently located within easy driving distance of Ipswich which 12 miles away, Bury St. Edmunds which is 24 miles and it is 34 miles to Norwich. The village benefits from a primary school, village hall, tennis club and is home to the well renowned Stonham Barns which offers a range of shops, business, cafes, a post office, golfing range, owl sanctuary, hairdressers and beauticians. Rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



## ground floor

Hall	
WC	
Sitting Room	12'4 (3.76m) x 19'9 (6.04m)
Study	5'11 (1.83m) x 9'2 (2.81m)
Kitchen/Breakfast/Family Room	23'11 (7.29m) x 19'10 (6.05m)
Utility Room	5'4 (1.63m) x 5'9 (1.76m)

## first floor

Master Bedroom	12'0 (3.68m) x 12'5 (3.80m)
Dressing Area	
En-Suite	
Bedroom 2	14'1 (4.31m) x 9'0 (2.75m)
En-Suite	
Bedroom 3	12'3 (3.74m) x 10'5 (3.20m)
Bedroom 4	12'2 (3.72m) x 9'0 (2.74m)
Bathroom	

## outside

Garage	19'8 (6.02m) x 18'0 (5.50m)
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