



SAFFRON FEN WAY
Stowmarket | Suffolk





Very pleasant dual aspect open-plan kitchen / living area

SAFFRON FEN WAY

STOWMARKET | SUFFOLK

- Two-bedroom first floor apartment: designed & built to a high specification in an elevated town position
- Secure lobby & elevator access: useful apartment entrance hall with a deep storage cupboard
- Sleek contemporary kitchen fitted with a full range of integrated appliances
- **Secure gated off-street allocated parking space with EV charger**
- Excellent connectivity: rail station within 1 min walk, A14 ease-of-access & historic town centre convenience
- Large, inviting open-plan dual aspect living area with breakfast bar & oak luxury floor tiles
- Generously proportioned light & airy principal bedroom suite

Convenient, easy living in a well-specified modern apartment, close to mainline station & with parking

In an elevated position within an exclusive residential development is this first floor two-bedroom apartment, which has been tastefully designed and built with various features that will appeal to tenants. Of particular note is the dual aspect open-plan living space, comprehensive sleek kitchen with breakfast bar, generously proportioned principal bedroom and well-appointed bathroom suite.

Approached via Creting Road West, vehicular access to Saffron Fen Place is through a pair of secure electric gates to a smart paved allocated parking area with a residents' private lobby providing elevator access servicing the upper floors, secure audio entry systems and automatic welcome lighting. Landscaped gardens envelop the property. Bicycle / bike lock-up. EV charger.

Saffron Fen Place is conveniently located within easy walking distance of the historic town centre of Stowmarket and provides excellent A14 ease-of-access. Situated on the newly developed residential quarter to the north-east of town and located within a particular short walk of the rail station and immediately adjacent a popular gym. A quaint market town nestled betwixt the fine Cathedral town of Bury St. Edmunds and the University town of Ipswich with excellent mainline links direct to London Liverpool Street Station and to Norwich. Hosting major foodstores, an eclectic restaurant scene, a first-class leisure centre, recently refurbished Regal Cinema (built in 1936) and nearby Needham Lakes for ambling. Refer to our Situation page to discover more.



ACCOMMODATION

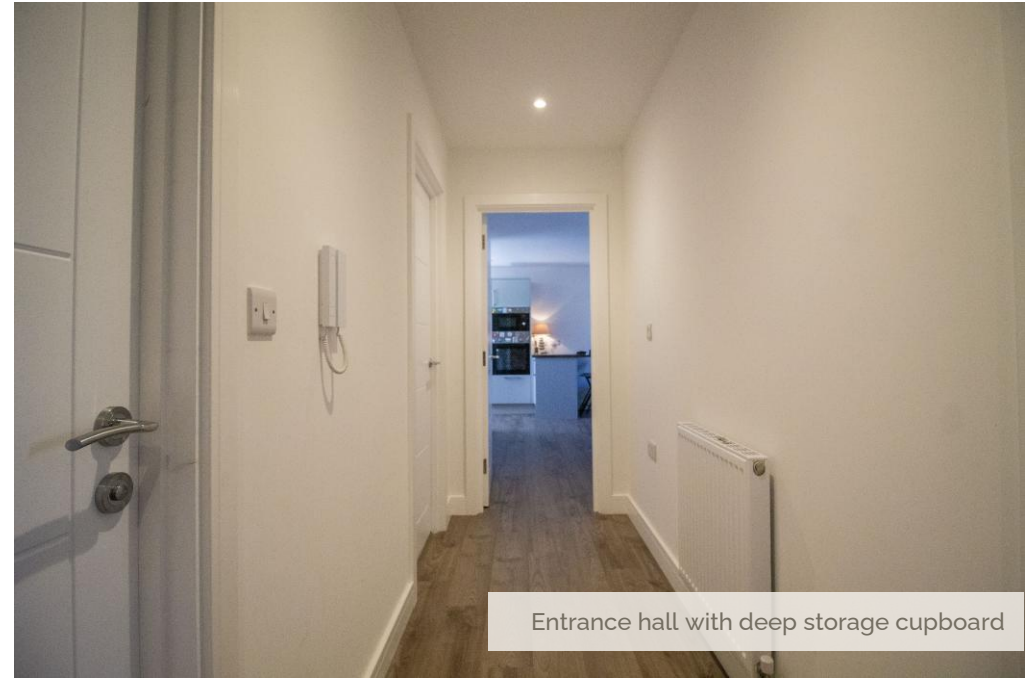
WITH APPROXIMATE MEASUREMENTS

Saffron Fen Place displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and build to a high standard. The versatile and well-appointed accommodation measures approximately 643.6 ft² (59.8 m²). Ideally suited to relocating professionals and commuters with rail station proximity – all who seek convenient, easy living.

Ground Floor

COMMUNAL ENTRANCE HALLY LOBBY & PARKING AREA

Approached from the rail station direction a pair of secure gates open to expanse of residents' only car parking with designated spaces for tenants. Enveloped by landscaped gardens, a pleasant and secure lobby welcomes residents and guests . Secure audio entry phone systems. Automated lighting, mail area and elevator.



Entrance hall with deep storage cupboard



U-shaped kitchen



Kitchen with breakfast bar

KITCHEN / LIVING / DINING ROOM

Walk into a large, light and well-proportioned dual aspect open-plan living / dining / kitchen space.

KITCHEN AREA

Adding real impact this modern space is the open-plan kitchen with its signature minimalist sleek white soft closing cabinetry. Fitted with a range of wall and base units beneath oak effect worktops equipped with triple USB charging points and a composite sink and drainer. Arranged in U-shape, there is a useful breakfast bar Integrated appliances include: four ring electric hob and extractor, fridge/freezer and dishwasher – all by *Lamona*. There is the benefit of an integrated washer/dryer by *Hoover*.



Bedroom Two

BEDROOM ONE

A generously proportioned light-filled principal bedroom with two west-facing window views. Pendant lighting.

BEDROOM TWO

A further light and airy bedroom (currently accommodating bunkbeds) has an east-facing window view.

BATHROOM

A sumptuous fully tiled marbled bathroom suite with privacy window comprises wall hung wc, pannelled bath with shower screen and wall-mounted basin. Extractor fan. Mirror with lighting and toothbrush charging points. Recessed lighting.



Large principal bedroom



Sumptuous bathroom



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Market Place (town centre walk)	8 mins
A14	2 miles
Ipswich	12 miles
Bury St. Edmunds	15 miles
Newmarket	30 miles
Norwich	38 miles
A11 (M11)	38 (47) miles
Cambridge	47 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 31 miles)



From Stowmarket
London Kings Cross
(95 mins)
London Liverpool Street
(70 mins)
Cambridge
(65 mins)
Norwich
(29 mins)



London Stansted Airport
(1 hr / 63 miles)
Heathrow Airport
(2 hrs / 122 miles)



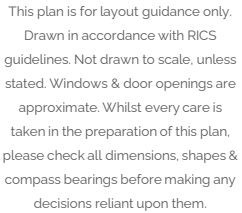
Off-street allocated parking



Residents' entrance lobby

100

643.6 ft² (59.8 m²) = Total



GENERAL INFORMATION

TENURE

Property is available to rent from **31 July 2026**.

SERVICE

Mains water, drainage, electricity, gas-fired central heating.

LOCAL AUTHORITY

Mid-Suffolk Council (01284 763 233)

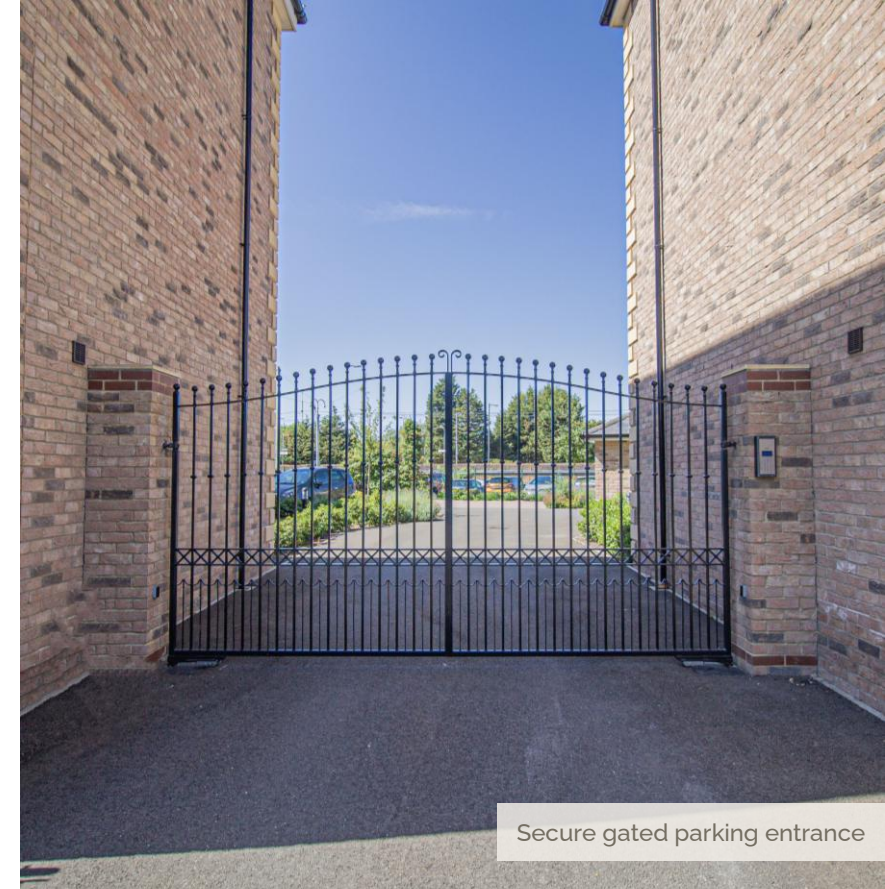
Tax band A – £1,900.48 (2026/27)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP14 5AT):

From London/Cambridge/Newmarket/Bury St. Edmunds (by car)) exit the M11 at Junction 9 and take the A11 towards Newmarket continuing on the A14 passing Bury St. Edmunds. Exit at Junction 49. At the top of the sliproad, continue straight across the roundabout taking the second exit and follow signs to the town centre (A1308). Take the first exit at the next roundabout, signposted 'Town Centre' and continue along the A1308 'Bury Road'. At the final roundabout take the second exit and continue until reaching the junction, then turn left signposted 'Station'. Follow the B1115 'Station Road East' crossing over the trainlines and then turn right into Creeping Road West, follow the road for another 400 metres where the property can be found on the right hand side.



Secure gated parking entrance



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

London (Chelsea)

5 Milner Street
London SW3 2QA
+44 (0) 207 2430 964
london@wlea.co.uk

www.whatley-lane.co.uk
www.rightmove.co.uk
www.countrylife.co.uk

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | July 2026.

Ecologi



Proudly in association with our London Office

F.W.GAPP
EST. 1949