Charles Wright
PROPERTIES

Selling Properties the Wright Way

1 Jack Way

Stonham Aspal, Stowmarket, IP14 6FB

Guide price £525,000

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LANDEX
new homes

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Description

A superb three bedroomed detached bungalow, built to a superior finish by award winning builders, Landex New Homes, situated in a village location within easy driving distance of the county town of Ipswich and Historic Town of Bury St. Edmunds.
The property is built to an extremely high standard, benefiting from a 10 year LABC structural warranty. The home benefits include underfloor heating throughout with the heating supplied by a high efficiency Samsung Air source heat pump.

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.

Entrance hall

Composite cottage-style door to front, doors to accommodation, double cloak cupboard and tiled flooring.

Cloakroom

7'06 x 3'07 (2.29m x 1.09m)

Cortizo UPVC double glazed window to rear, low level wc, wash hand basin with Roper Rhodes vanity unit below, heated towel rail, steam free illuminated mirror, wall and floor tiling.

Kitchen/breakfast room

19'02 x 13'06 (5.84m x 4.11m)

Cortizo UPVC double glazed window to side, comprehensively fitted Quartz worktops and fitted units with integrated appliances including Neff double oven, Neff five point induction hob, Neff dishwasher, Neff washing machine, integrated wine cooler, integrated A rated fridge/freezer, tiled flooring and bifold sliding doors to rear.

Living room

21'10 x 13'08 (6.65m x 4.17m)

Cortizo UPVC double glazed window to front and patio doors to rear, fireplace with granite hearth and log burning stove, quality fitted carpets.

Bathroom

7'05 x 6'03 (2.26m x 1.91m)

Cortizo UPVC double glazed window to rear, panelled bath, Aqualisa Digital shower, wash hand basin with Roper Rhodes vanity unit below, low level wc, heated towel rail, steam free illuminated mirror, wall and floor tiling.

Bedroom one

14'10 x 11'11 (4.52m x 3.63m)

Cortizo UPVC double glazed window to front, fitted sliding wardrobes, door to ensuite and quality fitted carpets.

Tel: 01394 446483

Ensuite

9'09 x 3'09 (2.97m x 1.14m)

Cortizo UPVC double glazed window to side, Aqualisa Digital shower, wash hand basin with Roper Rhodes vanity unit below, low level wc, heated towel rail, illuminate steam free mirror, wall and floor tiling.

Bedroom two

14'10 x 9'10 (4.52m x 3.00m)

Cortizo UPVC double glazed window to front and quality fitted carpets.

Bedroom three

12'11 x 7'07 (3.94m x 2.31m)

Cortizo UPVC double glazed window to rear and quality fitted carpets.

Outside and gardens

The front and rear gardens are laid to lawn with mulched boarders. There is an outside tap and patio to the immediate rear of the property and a Brindle block paving driveway leading up to the garage with an electric up and over door, personnel door accessed from the rear garden, power and lighting connected. The rear garden is enclosed by fencing.

Agents Notes

Mains drainage, electrics, water are connected to the property and heating via Samsung Air Source Heat Pump. There is a pumping station on the development and any costs are covered within the annual service charge.
EPC predicted B
Expected build completion: Ready to occupy
Service charge: £445 per annum
Tenure: freehold
Council: Mid Suffolk

About Landex

Landex New Homes are a hugely successfully run developers, who were formed in 2006 and have grown from strength to strength. They are passionate about property and strive for excellence in their workmanship and finish. They have a dedicated team with a wealth of knowledge and expertise and endeavour to produce the highest level of quality products and service. They are now well recognised not only for being award winning builders, but for their style and excellence. They pride themselves to have a finished home ready for occupation, (just window dressing to do) where as other developers expect you to pay for extras.

Road Map

Hybrid Map

Terrain Map

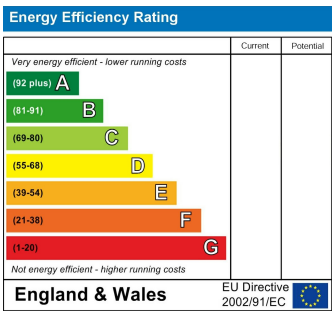
Floor Plan

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Regulated by Property Redress Scheme

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