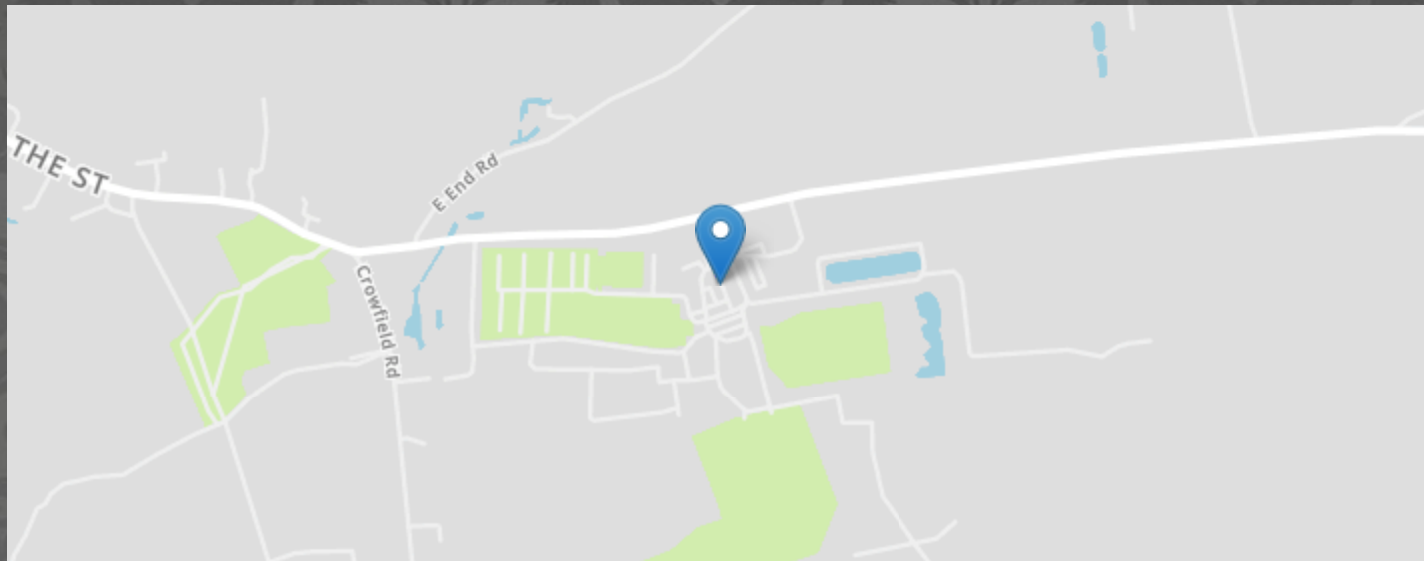


Pettaugh Road, Stonham Aspal, Stowmarket



- NEW 2025 MODEL
- BATHROOM AND EN-SUITE CLOAKROOM
- INTEGRATED APPLIANCES
- DESIRABLE LOCATION
- PARKING FOR 2 CARS
- KITCHEN / FAMILY ROOM
- DECKING UPGRADE AVAILABLE
- INVESTMENT OPPORTUNITY

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NEW LODGE

38' x 12'; 6 berth; new 2025 model; £89,995

This beautifully presented TWO BEDROOM LODGE combines stylish interiors with practical living, making it an ideal choice whether you're seeking a PERSONAL HOLIDAY RETREAT or a REWARDING INVESTMENT OPPORTUNITY. Inside, the décor centres around elegant dark wood accents paired with light, neutral tones, creating a warm and welcoming atmosphere throughout. The fully fitted kitchen with modern appliances and contrasting cabinetry flows into the open-plan living and dining area, perfect for entertaining or relaxing with family. The lodge offers two comfortable bedrooms (including a double with built-in storage), a well-designed bathroom with contemporary fittings, and a spacious lounge with feature MEDIA WALL, soft carpeting, and plenty of natural light. Every detail has been carefully chosen to balance modern style with cosy comfort. Set within Stonham Barns Park, you'll benefit from a wide range of on-site attractions and amenities – from family entertainment and leisure activities to peaceful countryside surroundings. Whether used as a private getaway or let as a holiday rental, this lodge offers both lifestyle and income potential.

£89,995 Guide Price

Pettaugh Road, Stonham Aspal, Stowmarket

Living Room

The living room is a bright and inviting space, designed for both relaxation and entertaining. Large windows and French doors fill the room with natural light, while neutral tones are complemented by dark wood accents for a modern yet cosy feel. Two comfortable sofas provide plenty of seating, set around a central coffee table and a feature wall with TV unit. The layout flows seamlessly into the dining and kitchen areas, creating an open-plan space that feels both sociable and homely.

Kitchen/Diner

The kitchen and dining area has been designed with both style and practicality in mind, finished with a striking combination of cream cabinetry and dark wood accents. To one side, the tall cabinets neatly conceal the integrated fridge/freezer, while a slimline dishwasher and built-in microwave add extra convenience. A gas hob with extractor hood and double oven provides everything needed for home cooking, complemented by generous worktop space and a mix of open shelving and cupboards for storage. The dining area sits alongside the kitchen, furnished with a contemporary table and chairs positioned by a large window, creating a bright and inviting space for family meals or entertaining guests.

Primary Bedroom

The primary bedroom is a comfortable and well-appointed retreat, designed with both style and practicality in mind. A large window brings in plenty of natural light, while built-in bedside cabinets and overhead storage make excellent use of the space. The room also benefits from a walk-in wardrobe, providing generous storage for clothes and personal belongings. Completing the suite is an en-suite, fitted with a WC and wash basin, adding extra convenience and privacy to this inviting bedroom.

Second Bedroom

The second bedroom is designed with flexibility in mind, featuring twin beds that make it ideal for children, guests, or visiting family. A large window brings in natural light, while built-in shelving and overhead storage along with a built in storage cupboard provide plenty of space for personal belongings. Soft furnishings and a calm colour palette give the room a welcoming feel, making it a comfortable retreat for any visitor.

Shower Room

Finished to a high standard, combining modern fixtures with a stylish design. It includes a walk-in shower with glass screen, a contemporary wash basin set on a dark wood vanity unit, and a WC. Storage is thoughtfully integrated with wall-mounted cupboards, while a large window allows in natural light and

ventilation. Neutral tones and quality fittings create a clean, fresh and practical space for everyday use.

Outside

The lodge provides off road parking for two cars. The lodge would benefit from having decking if desired, optional extras could include a hot tub or adding low level fencing or gates. The plot size is generous so anyone looking to add life to the outside area could benefit from popping down to the garden centre located conveniently on site. This home can be sited on any available plot.

Location

Located in Stonham Aspal within Stonham Barns, you will be within easy access to the A14 and large supermarkets a short drive away, local amenities and GP surgeries are located in Stowmarket or venturing slightly further out you will reach Ipswich, Bury St Edmunds or Norwich.

There is plenty of attractions for all ages to enjoy within the large Stonham Barns location. Suffolk Owl Sanctuary is where you can see an amazing range of birds of prey, red Squirrels, the Raptor Hospital, The Barclays Sensory Garden, an information centre about Owls, a woodland walk, picnic areas and plenty of activities for children including a mini-maze, adventure frame and let us not forget the Meerkat Kastle.

The Golf Park offers a range of activities from golf simulators, Footgolf, a 9 hole golf course, and a fantastic Pirate themed adventure golf course.

Now give yourself a well-deserved break and pop into Carters of Suffolk, who have been producing handmade, hand painted novel and collectible teapots since the 1970's. You can also visit the Teapot Tearoom for tea or coffee and a piece of home-made cake.

There is a museum with a range of vintage Vauxhall Cresta Cars, Bedford TK Lorry, Grey Ferguson Tractors, BSA Motorbike, two fire engines plus a few more vintage vehicles.

Visit the shopping village where you will find many unique and interesting shops and businesses, or if you prefer some peace and quiet why not spend a relaxing day fishing around one of the stunning lakes.

There is also a large number of events going on during the year in the barn, theatre and on the showground from car, motorbike and truck shows, craft fairs, Children shows to music festivals.

With the site open 7 days a week, offering ample fun for all ages, a day out at Stonham Barns Park in the beautiful Suffolk Countryside could be just what you

Pettaugh Road, Stonham Aspal, Stowmarket

and your family need.

Important Information

Tenure – Commonhold
The lodge can be used for 11 months per year.
Services – We understand that calor gas, electricity, water and drainage are connected to the property.
Yearly costs - £4,800 2025
Some images have been provided by the manufacturer and may be CGI.

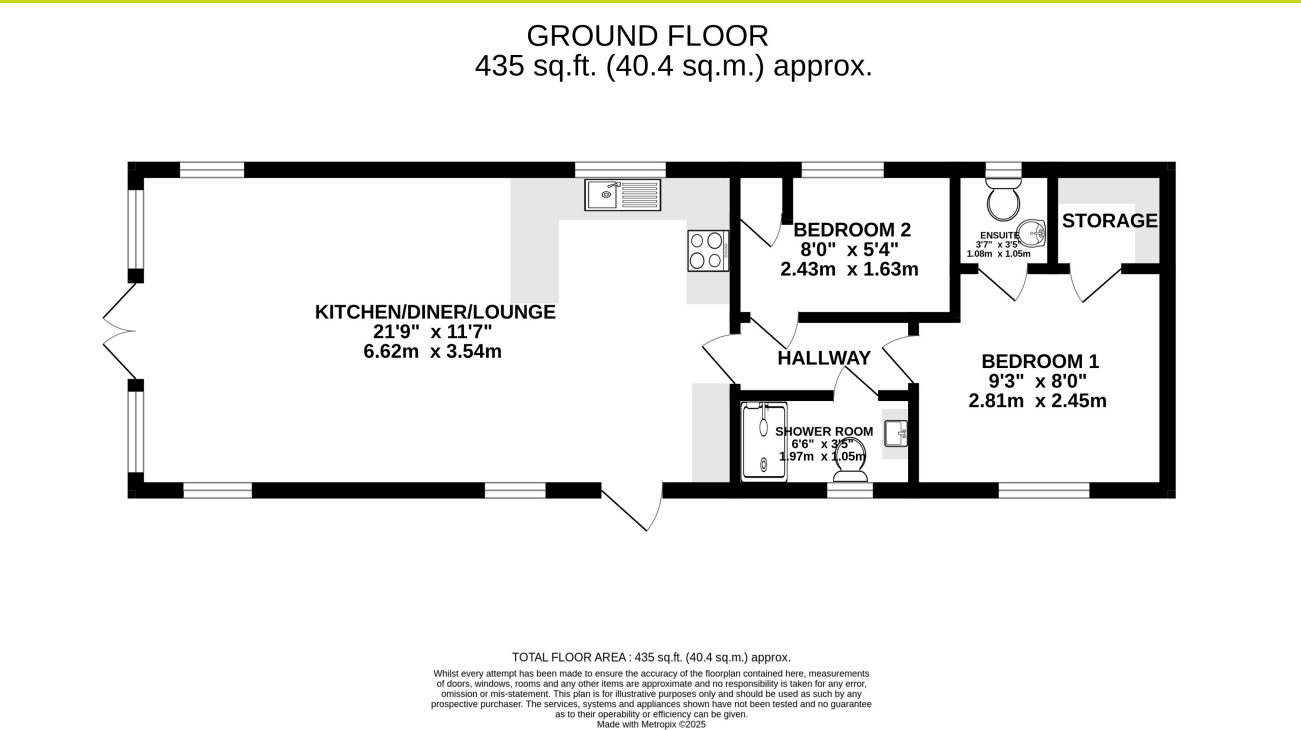
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

