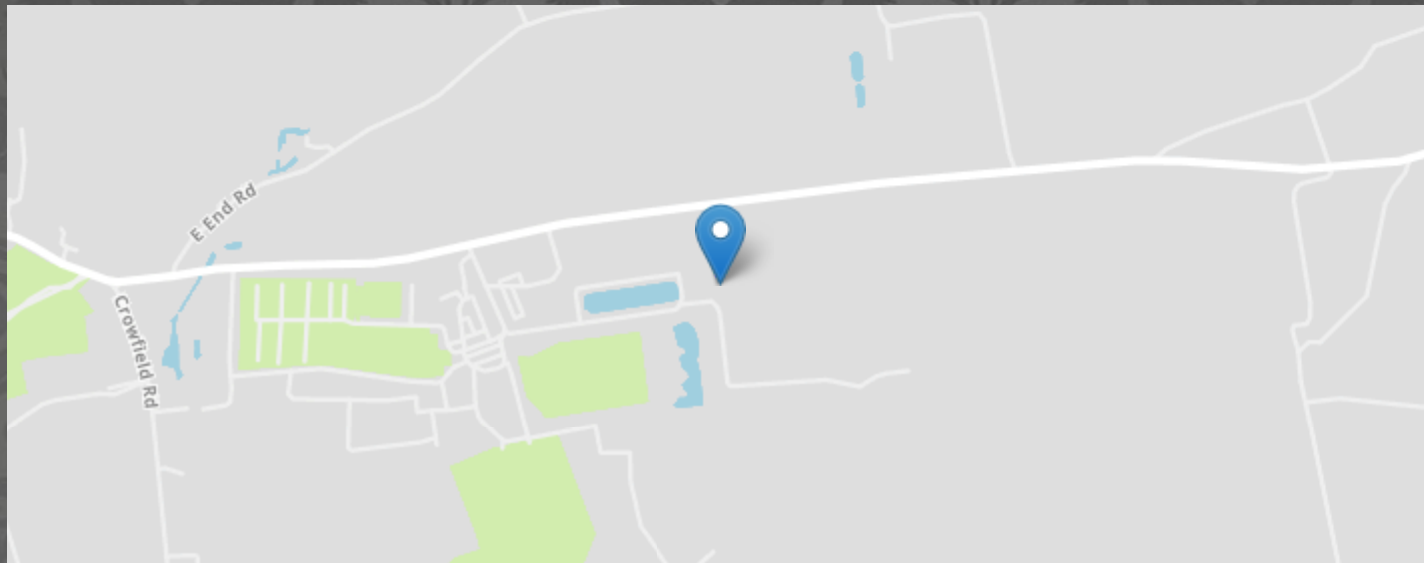


Pettaugh Road, Stonham Aspal, Stowmarket



- TWO BEDROOM
- KITCHEN/DINER
- LUXURY LIFESTYLE
- DRIVEWAY FOR TWO CARS
- HOLIDAY HOME
- JACK & JILL ENSUITE FOR SECOND BEDROOM
- DECKING AVAILABLE
- DESIRABLE LOCATION
- INVESTMENT OPPORTUNITY

MARKS & MANN

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MARKS & MANN



Pettaugh Road, Stonham Aspal, Stowmarket

NEW LODGE

41ft x 13ft; 6 berth; 2023 model; £89,995

A fantastic HOLIDAY HOME OPPORTUNITY is available with this TWO BEDROOM DETACHED lodge, located conveniently within Stonham Barns offering a quiet living accommodation whilst also providing ON-SITE SHOPPING, DINING AND ACTIVITIES for those days you want to get into the heart of the action. This lodge features a modern interior with fitted kitchen/diner, cosy and bright reception area, two double bedrooms, en-suite to the primary bedroom and Jack and Jill bathroom for guests. The lodge OFFERS GREAT RETURN FOR INVESTORS or a TRANQUIL LIFESTYLE to those who would like to keep it for themselves. Decking is available as an additional upgrade!

Call the branch to book your viewing.

£89,995 Guide Price

Entrance

Good sized entrance hall with cupboard above, worktop space and washing machine.

Living Room

Filled with natural light with dual aspect views, the heart of the home offers a media wall with electric feature fireplace and fitted carpet. This area is cosy and bright through all seasons and offers patio double glazed sliding doors which could lead out on to a raised decking area if desired. A great place to escape the city and take in all of the surrounding views of this edge. The living room is open plan with the kitchen/diner meaning a great space for hosting. Radiator.

Outside

This lodge sits within close distance to the Fishing Lake, currently providing views of the laid to lawn countryside area to the rear and offers two off road parking spaces to the side. 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.

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 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.

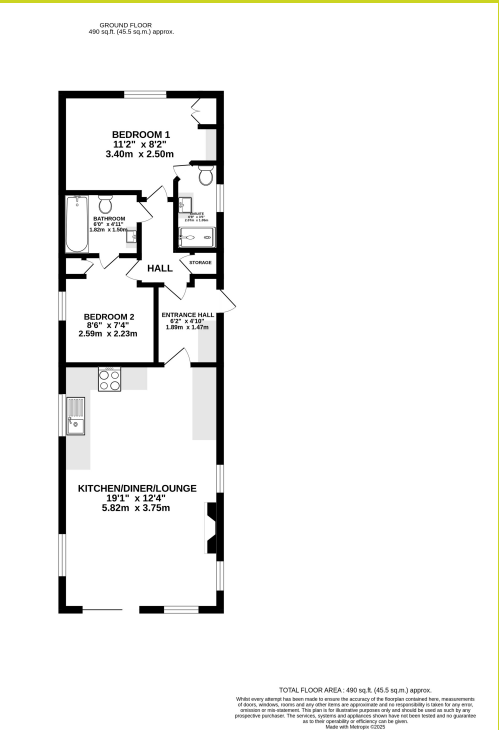
Yearly costs - £4,800 2025

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.

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.

