

- NEW LODGE
- AMENITIES ON SITE
- WELL PRESENTED
- ELECTRIC STOVE STYLE FIREPLACE

- DESIRABLE LOCATION
- UPGRADES AVAILABLE
- BATHROOM AND EN-SUITE
- 12 MONTH OCCUPATION

MARKS & MANN

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MARKS & MANN



Pettaugh Road, Stonham Aspal, Stowmarket

BRAND NEW

40ft x 20ft; 6 berth; £199,995

Marks and Mann are delighted to bring to market this TWO DOUBLE BEDROOM DETACHED lodge, located within Stonham Barns offering a LUXURY living experience with FULLY FITTED KITCHEN, spacious open plan reception/dining with FIREPLACE, primary bedroom with ENSUITE AND WALK-IN WARDROBE, family shower room, study/boot room to the front entrance and a GENEROUSLY SIZED DRIVEWAY. This lodge offers 12 MONTH OCCUPATION. There is a wide variety of shops, boutiques and activities on site, offering an all in one place to live. Surrounded by established trees and lawned areas, the lodge offers a countryside feel with both the interior décor and exterior environment. ADDITIONAL UPGRADES AND DECKING AVAILABLE.

Call us directly to arrange your viewing

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Kitchen

A beautifully presented fitted kitchen with ample floor and overhead units. The kitchen features an oven, grill, five-burner gas hob top and overhead extractor fan along with a fitted fridge/freezer. An optional Luxury Pack adds a dishwasher, microwave, and washing machine - ask in branch for more details. A low hanging light fixture features above the breakfast island where there is seating for two and further storage cupboards. Double glazed window to the side aspect.

Living/Dining

One of the features of this lodge is this spacious and open plan living/dining area, with vaulted ceilings and inset spotlights. The room has fitted carpet and a brise soleil creating a modern and cosy feel. The reception is filled with natural light and a window seat for enjoying the outside views. There is a media wall which features an electric stove-style fireplace and large double glazed windows. As the lodge is furnished, you can walk right in and start enjoying the lodge lifestyle. The dining room offers a table with six chairs and a low hanging modern light fitting. Dual aspect views with a double glazed window to the side aspect and double French doors which could lead onto a raised balcony area if desired. Two fitted units are included for décor or storage. Radiator.

Study/Boot Room

The lodge benefits having a small area to the side of the entrance which has a fitted desk with storage and chair, behind is a fitted unit with coat hangers and storage areas. Space for a washing machine within the cupboard. Double glazed window to the front aspect.

Shower Room

A three piece suite to include walk-in shower, vanity wash basin with wall mounted mirror and WC. Double glazed frosted window to the front aspect. Extractor fan. Cool tone décor.

Primary Bedroom

Large primary bedroom with featured wall panels, king size bed, bedside units with double sockets and modern low hanging light fixtures. The bedroom has fitted carpet and a dressing table area with wall mounted mirror and chair. Double glazed window to the side aspect. This primary bedroom has a large en-suite to include bath with overhead shower, WC and vanity wash basin with plenty of storage space. Wall mounted mirror. Another benefit to this luxurious bedroom is the walk-in wardrobe, this is fitted with plenty of units for storing and hanging clothes. Radiator.

Bedroom Two

Bedroom two is a good size double but is currently laid out with two single beds both featuring wall panels behind. Drawer unit within the middle and a low hanging modern light fixture. This bedroom also benefits from having a fitted double wardrobe, chest of drawers and wall mounted mirror. Fitted carpet and neutral décor. Double glazed window to the side aspect.

Outside

Currently ready to be further landscaped, there is a laid to lawn area and pebble section but decking can be added as an additional extra. A large driveway will be available. Partly fenced with full length panels and partly picket fenced, full length fencing can be added if desired. To the side and rear of the lodge are established trees.

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













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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 12 months as a residential main home. Services – We understand that calor gas, electricity, water and drainage are connected to the property.

Yearly costs - £5,000 2025 Council Tax - Band A - TBC

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

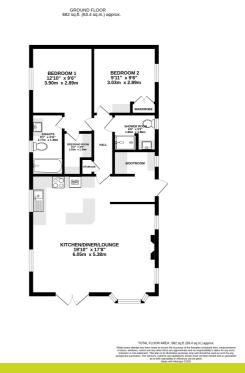
ntending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No

in these particulars is to be relied upon as a statement or representation o 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.