



7 Wingfield Meadows | Stonham Aspal | Suffolk | IP14 6DG

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# 7 Wingfield Meadows, Stonham Aspal, Suffolk, IP14 6DG

*“A well-presented and spacious three bedroom end of terrace property offering ample off-road parking, well-maintained gardens, converted garage suitable for a variety of uses & views over open countryside to the rear.”*

## Description

A fantastic opportunity to acquire a spacious and well-presented three bedroom, end of terrace property located in a tucked away cul-de-sac within the heart of the ever-popular Suffolk village of Stonham Aspal.

Notable benefits include extensive off-road parking, proportionate and well-maintained rear gardens with views over open countryside and in particular the more recently converted garage. This could be ideal for a variety of uses but currently used as a grooming salon and benefitting from power and light, drainage, fitted kitchen and cloakroom. Of particular note are the fabulous network of footpaths within the vicinity.

## About the Area

Stonham Aspal is located on the A1120 tourist route and offers a primary school, church and Stonham Barns retail and leisure facility which offers café, hairdressers, beauty salon, garden centre and regular auctions and events. Further local amenities including supermarket, butchers, green grocer, pharmacy, leisure centre and removed high school can be found at nearby village of Debenham. Stonham Aspal has good access to various road networks via either the A12 which links to London and the M25 to the South and the Heritage Coast to the North. The A14 gives access to The Midlands and the M11 to the West. Mainline links to London Liverpool Street are available from Ipswich and Stowmarket which are a short drive away, with a journey time of approximately 65 minutes

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Light and airy welcoming entrance with stairs rising to the first floor, spotlight, opening to kitchen, door to cloakroom and door to:

### Sitting Room Approx 15'6 x 13'9 (4.73m x 4.20m)

Generous space with hardwood flooring, window to rear aspect and sliding door to:

### Conservatory Approx 11'2 x 7'5 (3.40m x 2.26m)

With windows on three sides and personnel door opening onto the terrace, tiled flooring and cloak hanging space.

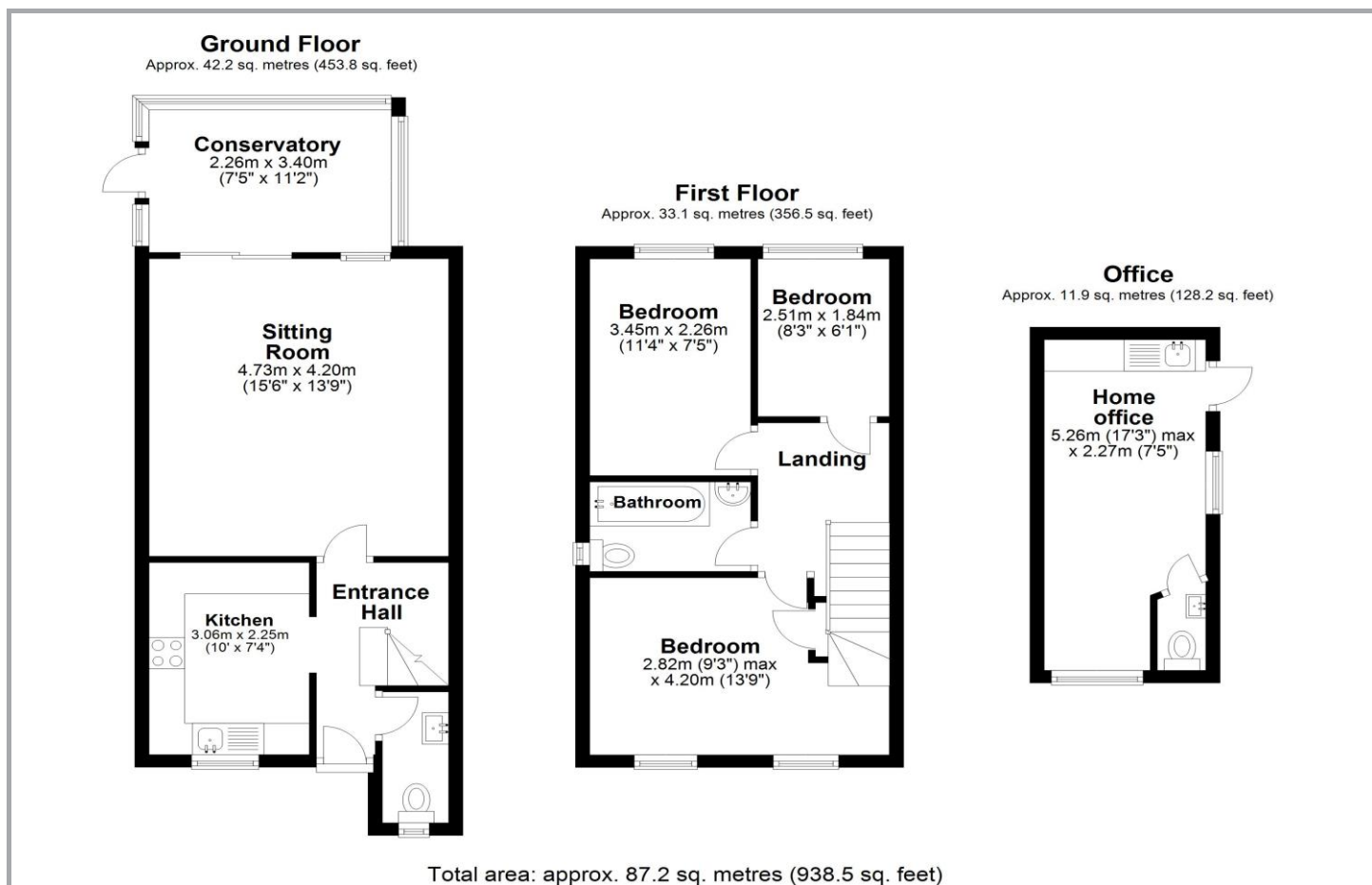
### Kitchen Approx 10' x 7'4 (3.06m x 2.25m)

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include extractor. Space for cooker, washing machine, dishwasher and fridge/freezer. Hardwood flooring and window to front aspect.

### Cloakroom

White suite comprising w.c, hand wash basin with storage under, cloak hanging space, housing for fuse board and frosted window to front aspect.





### First Floor Landing

With access to boarded loft with power and light connected, hardwood flooring and doors to:

### Master Bedroom Approx 13'9 x 9'3 max (4.20m x 2.82m max)

Double room with hardwood flooring, two windows to front aspect, generous hanging space and door to storage cupboard with shelving.

### Bedroom Two Approx 11'4 x 7'5 (3.45m x 2.26m)

Double room with hardwood flooring, window to rear aspect.

### Bedroom Three Approx 8'3 x 6'1 (2.51m x 1.84m)

Currently used as a study but equally as ideal as a bedroom with hardwood flooring and window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, frosted window to side aspect and tiled walls.

### Outside

The property is ideally located in a tucked away cul-de-sac location and is accessed over a private drive providing off-road parking for several vehicles and giving access to the converted garage, now used as a dog grooming salon but ideal for a variety of uses and enjoying power and light, personnel door to side, running water and w.c.

To the rear are predominantly paved and proportionate gardens with far-reaching views over open countryside and further benefiting from a terrace which abuts the rear of the property.

### Local Authority

Mid-Suffolk District Council

### Council Tax Band – C

### Services

Mains water, drainage and electricity. Oil-fired central heating.

### Agents Note

We understand from our client that the property benefits from a shared access at the rear of the property for ancillary use. This is shared with the immediate neighbour.





**Energy performance certificate (EPC)**

7 Wingfield Meadows  
Stonham Aspal  
STOWMARKET  
IP14 8DG

Energy rating  
**D**

Valid until: 11 November 2033  
Certificate number: 9509-3932-8209-4227-1200

Property type	Semi-detached house
Total floor area	67 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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