



£65,000

11 The Lakes, Pettaugh Road, Stonham Aspal, Stowmarket,  
IP14 6AT

This two bedroom PARK HOME IS OFFERED IN OUTSTANDING ORDER with gas radiator central heating, sealed unit double glazed windows and is LOCATED IN A QUIET HORSESHOE STYLE development OVERLOOKING A PICTURESQUE FISHING LAKE centrally. The property is ideal for INVESTMENT BUYERS AND YOUNG BUYERS ALIKE and occupancy is only FOR 11 MONTHS A YEAR DUE TO THE REGULATIONS OF THE SITE. There is an en suite cloakroom, family shower room, MODERN KITCHEN WITH INTEGRATED APPLIANCES, but does also provide excellent HOLIDAY STYLE ACCOMMODATION as well.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With radiator, thermostat for central heating and single fitted cupboard housing gas combi boiler providing domestic hot water and central heating.

**OPEN PLAN SITTING ROOM/DINING ROOM/KITCHEN:**

The kitchen area incorporates high gloss high and low level units with integrated oven, hob and hood, integrated fridge, freezer and washing machine, tiled splash backs, window to side, radiator, velux roof light and open walk way to:

**SITTING ROOM/DINING ROOM AREA:**

With two sets of French Doors to front and side and onto the decking area surrounding, as shown on the photographs, two radiators, TV point and telephone point.

**MASTER BEDROOM:**

With fitted wardrobes to one wall, further single fitted cupboard with radiator, window to the side and TV point.

**EN SUITE CLOAKROOM:**

With low level WC, hand basin, tiled splash backs, radiator and window to the side.

**BEDROOM 2:**

With radiator and window to the side.

**FAMILY SHOWER ROOM:**

With suite comprising low level WC, pedestal hand basin, shower in separate cubicle, tiled splash backs, convactor heater and window to the side.

**OUTSIDE:**

The property is in a communal area overlooking the picturesque lake, there is a parking space, lawns, garden shed, well stocked and maintained gardens.

There are views to the lake from the front aspect with high level decking surrounding the property, ideal for patio furniture and bar b q's etc. Viewings are strictly through the above agents and any further information can also be obtained from Bucks.

**DIRECTIONS:**

**Head north towards Tavern St/B1115, turn right at the 1st cross street onto Station Rd W/B115, at the roundabout take the 2nd exit onto Stowupland Rd/B1115, continue to follow B1115. Go through one roundabout, turn left onto Church Rd/A1120, continue to follow A1120. Turn right onto Bells Lane A1120, continue to follow A1120, turn left onto Angel Hill/A140, turn right onto Stowmarket Road A1120, continue to follow the A1120 towards Stonham Barns which is on the right, turn right into Stonham Barns where the property will be found.**

## **FLOORPLANS**

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

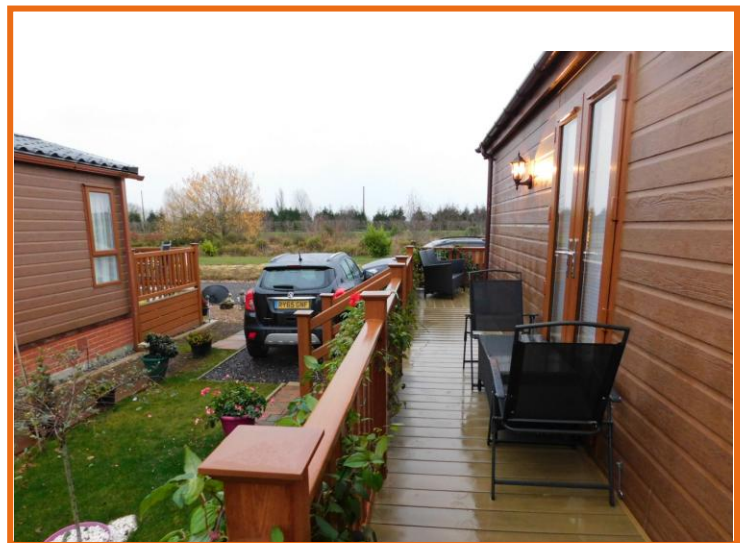
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



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