

DRAFT Property reference number: - 2108-1568 (nr. **STOWMARKET**)
Home to a couple looking to house swap and they are flexible as to timing.

KEY INFORMATION...

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| Bedrooms available:- | 3 double bedrooms (Max:- 6 people) |
| Children welcome?- | Yes all ages are welcome |
| Pets that live here:- | They have a cat which may want feeding please. And they are bee-keepers but someone else will be taking care of them. |
| re-dogs | They are unable to consider a dog staying. |

This detached house was built in the 1800's and extended in 2003. It's situated in the small village of Stonham Aspel within a friendly community and peaceful surroundings.

This lovely rural location is less than 35mins from the coast and 15min from nearest towns. It has easy access to the A12, A14 and A140 meaning access to London, Cambridge and Norwich is just over an hour by car. It is also located close to the A1120 tourist route which has some interesting places to visit along the way including . 2 ½ miles away is the popular Stonham Barns, a leisure and low-key shopping village with a nice café. (website below) Their local farm shop is ½ mile away, and nearest range of shops & eating places are 3 miles into Stowmarket.

The house has level access throughout ground floor, which includes lounge, separate dining room with piano, kitchen, utility room and downstairs toilet. The TV is only for use with DVD player i.e. it's not licensed for receiving BBC or live broadcasts. Upstairs, via the main or back stairs, are the three available bedrooms and the bathroom.

The patio area is outside the lounge and kitchen. They have garden furniture and a BBQ.

House-swappers are sure to enjoy this spacious enclosed ½ acre garden, mostly laid to lawn with shrubs, fruit trees, Ash and Maple trees as well as the adjacent 1 acre grass field with veg plot and bee hives enclosed by hedge. The front garden is enclosed by hedging, but no gate at the drive entrance to the road.

The couple attend nearby Mickfield Evangelical Church, where they are 'blessed by many young families' within the friendly fellowship. About 80 people meet in the morning and evening and there is a good mix of traditional and contemporary worship, with good Bible teaching.

More info on their website:- www.mickfieldevangelicalchurch.org.uk

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| Sport and Leisure | Tennis court in the village; nearest Sports centre 8 miles |
| children's play area | Children's play area with swings etc (500m) |
| Local places of interest | Needham Lake; Thornham Walks; Felixstowe Coast; Stowmarket and Ipswich cinemas and leisure centres ;Stonham Barns Leisure and shopping village 2.5m; |

<https://www.thetouristtrail.org/guides/suffolk-guides/stowmarket/>

https://www.tripadvisor.co.uk/Attractions-g612465-Activities-Stowmarket_Suffolk_East_Anglia_England.html

<https://www.visitsuffolk.com/destination/stowmarket>

<http://letsgowiththechildren.co.uk/places-to-go/stowmarket/>

map below

Location. Location. Location.

