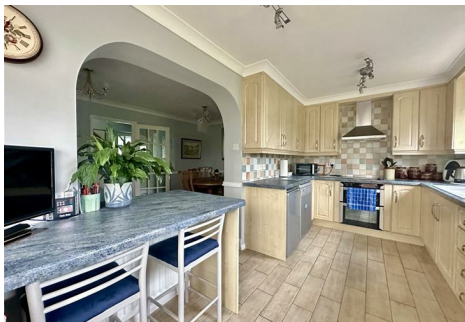




Rock Estates



Combs Green, Stowmarket, IP14 2NP

Guide price £365,000

Situated in the village of Combs is this substantially sized, detached, three bedroom family home. Occupying a large plot this property offers the highly desired semi-rural lifestyle with countryside walks on your doorstep and easy access to amenities in Combs Ford just 2 miles away and Stowmarket town centre and Station approximately 3 miles away.

The ground floor consists of a spacious living room that opens to the conservatory with underfloor heating, that overlooks the landscaped garden. The kitchen/diner offers some built in appliances and opens to the more formal dining room. There is also the benefit of a ground floor W.C. The first floor offers three bedrooms all with field views, along with a shower room with walk in shower cubicle. The private rear garden is adorned with mature plants, and shrubs. Offering a sizeable patio area, and lawn area the garden is also partially lined with raised flower beds all containing a variety of mature flowers and shrubs. There is a shed and summer house along with a greenhouse too.

The property offers ample off road parking for multiple vehicles along with the potential to add more. There is a single garage that is fully insulated and has power and electric connected. The garage is currently used as a home office space.

Porch

Partially glazed entrance door. Double glazed window to front. Partially glazed door opens to:

Entrance Hall

Stairs to first floor. Under stairs cupboard. Radiator. Doors to:

Cloakroom

Double glazed window to front. W.C. Wall mounted wash basin with tiled splashback. Tiled floor. Radiator.

Dining Room 14'10" x 8'5" (4.53 x 2.58)

Obscure window to entrance hall. Dado rail. Coving. Radiator.

Kitchen/ Breakfast Room 14'11" x 8'3" (4.56 x 2.54)

Two double glazed windows to rear. Range of wall and floor mounted cupboards and drawers. Laminate work surface. Inset 1 1/2 drainer sink. Integrated electric oven and hob with extractor hood over. Partially tiled walls. Space for fridge/freezer, washing machine and dishwasher. Further space for an under counter fridge/ freezer. Bar table. TV ariel point. Coving. Tiled floor. Radiator. Door to:

Conservatory 11'9" x 11'5" (3.60 x 3.50)

Double glazed windows to sides and rear. Double glazed French doors open from the side to the rear garden. Tiled floor with underfloor heating. Double glazed tri-folding doors open to:

Living Room 14'8" x 11'10" (4.48 x 3.63)

Double glazed window to front. Coving. Two radiators.

Landing

Double glazed window to front. Loft hatch. Airing cupboard. Doors to:

Bedroom One 14'9" x 7'8" (4.50 x 2.34)

Two double glazed windows offering views to both the front and rear. Built in cupboard and drawers over bed unit. Two radiators.

Bedroom Two 9'8" x 7'7" (2.96 x 2.33)

Double glazed window to rear. Radiator.

Bedroom Three 8'5" x 7'9" (2.59 x 2.38)

Double glazed window to rear. Radiator.

Shower Room

Double glazed window to front. W.C. Vanity unit with inset sink and cupboards below. Walk in shower cubicle. Tiled walls. Vinyl flooring. Spotlights. Chrome heated towel rail.

Rear Garden

The rear garden has been tastefully landscaped and offers a variety of mature flower and shrubs in a variety of raised flower beds. The garden has a

spacious patio area and is also partly laid to lawn. There is a shed, summer house and greenhouse and a side gate providing access to the front.

The oil tank is located in the garden along with the wall mounted boiler, connected to the external wall of the garage.

Garage / Home Office

The single garage is currently partitioned into two sections.

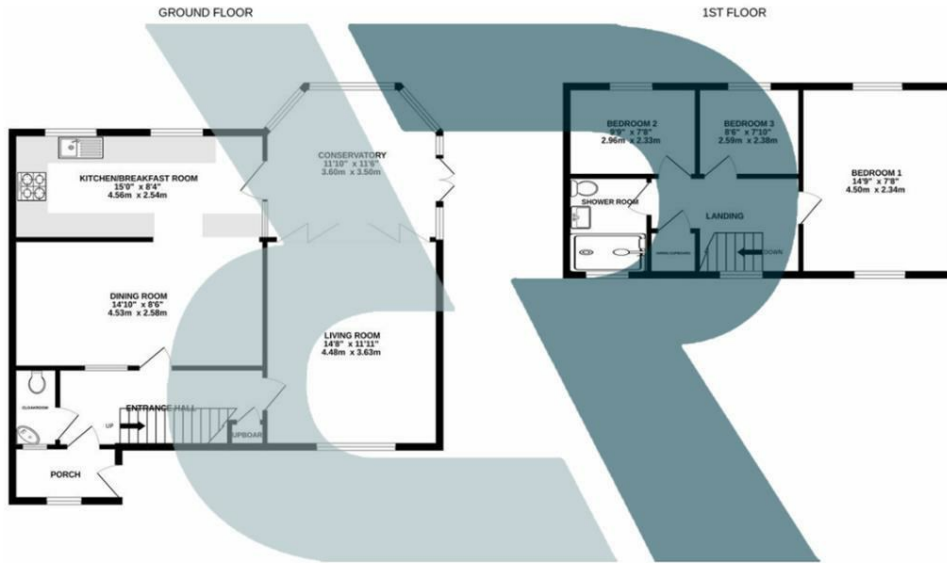
Accessed from the rear garden the first section of the garage serves as storage and a utility area with power and electric connected, there is space for a tumble dryer and fridge/freezer. You will also find the controls/ boards to the solar panels too.

Continuing through the garage there is a door that opens to the home office space. There is a window to the front, along with power and electric connected. The space is fully insulated and benefits from a radiator along with a range of built in cupboards.

Solar Panels

The property benefits from solar panels of which are owned outright and were fitted in 2011. The panels come with a FIT guarantee which can be transferred to the new owners and has approximately 13 years remaining. The vendor has advised that they receive a generous "pay-back" from the national grid equating to approximately £1500 per annum, and the return is paid back in instalments every three months.

Floor Plan

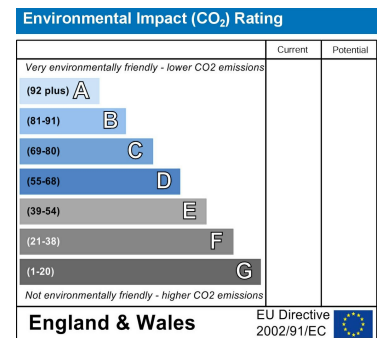
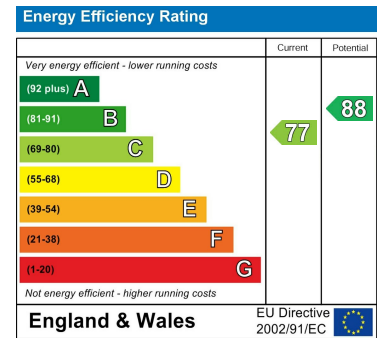


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.