



Rock Estates



4 Fen Farm Cottages, Combs Lane  
Stowmarket, IP14 2NJ

Offers in excess of £325,000





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Situated on the outskirts of the popular town of Stowmarket is this semi-rural period cottage, with exposed beams throughout and a cosy log burner.

Offering multiple reception rooms including a study, dining room and cosy living room. There is also a handy study/office space that could also be used as a fourth bedroom with ensuite shower room. There is a spacious kitchen/ breakfast room which opens to a large conservatory currently used as a further living/dining space. To the first floor there are a further three double bedrooms with the main bedroom benefiting from a modern ensuite. There is a large family bathroom that includes an inset double spa bath perfect for relaxing in after a long country side walk.

With a private rear garden that is predominantly laid to lawn with patio area, the garden is a private oasis perfect for relaxing in. There is also ample off road parking for a number of vehicles.

Guide Price £325,000 - £350,000







**Entrance Hall**  
Velux window. Laminate flooring. Spotlights. Cupboard. Stairs to first floor. Radiator.

**Living Room 16'11" x 11'0" (5.18 x 3.36)**  
Two double glazed windows. Brick fireplace with log burner. Exposed beams. Spotlights. Radiator. Opening to:

**Snug/ Dining Room 11'11" x 11'7" (3.64 x 3.54)**  
Exposed beams. Laminate flooring. Built in cupboard. Radiator.

**Study / Bedroom Four 9'1" x 8'5" (2.77 x 2.57)**  
Double glazed window. Laminate flooring. Spotlights. Under stairs cupboard. Door to:

**Shower Room**  
Shower cubicle with electric shower. Low level W.C. Vanity unit with inset basin and cupboard below. Tiled walls and floor. Spotlights. Extractor fan.



**Kitchen/Breakfast Room 14'10" x 11'9" (4.53 x 3.60)**  
Double glazed window and door to side. Range of wall and floor mounted units. Laminate worktop. Stainless steel sink with mixer tap over. Electric hob with extractor hood. AEG eye level oven. Space for appliances such as fridge/freezer, washing machine and dishwasher. Tiled floor. Spotlights. Radiator. Door to:

**Conservatory 14'7" x 12'7" (4.45m x 3.86m)**  
Double glazed windows and doors. Laminate flooring. Radiator.

**Landing**  
Cupboard. Velux window. Doors to:

**Bedroom One 11'8" x 11'1" (3.56 x 3.40)**  
Two double glazed windows. Spotlights. Radiator. Door to:

**Ensuite**  
Double glazed window. Walk in rainfall shower. Tiled floor and walls. Low level W.C. Vanity unit with inset sink and cupboard below. Exposed beams. Spotlights. Extractor fan.

**Bedroom Two 11'4" x 7'11" (3.46 x 2.42)**  
Double glazed window. Spotlights. Radiator.

**Bedroom Three 11'2" x 8'5" (3.42 x 2.58)**  
Double glazed window. Spotlights. Radiator.

**Bathroom 9'1" x 8'5" (2.79 x 2.57)**  
Double glazed window. Fully tiled walls and floor. Inset double spa bath. Low level W.C. Vanity unit with inset basin and cupboards. Heated towel rail. Spotlights. Exposed beams. Extractor fan.

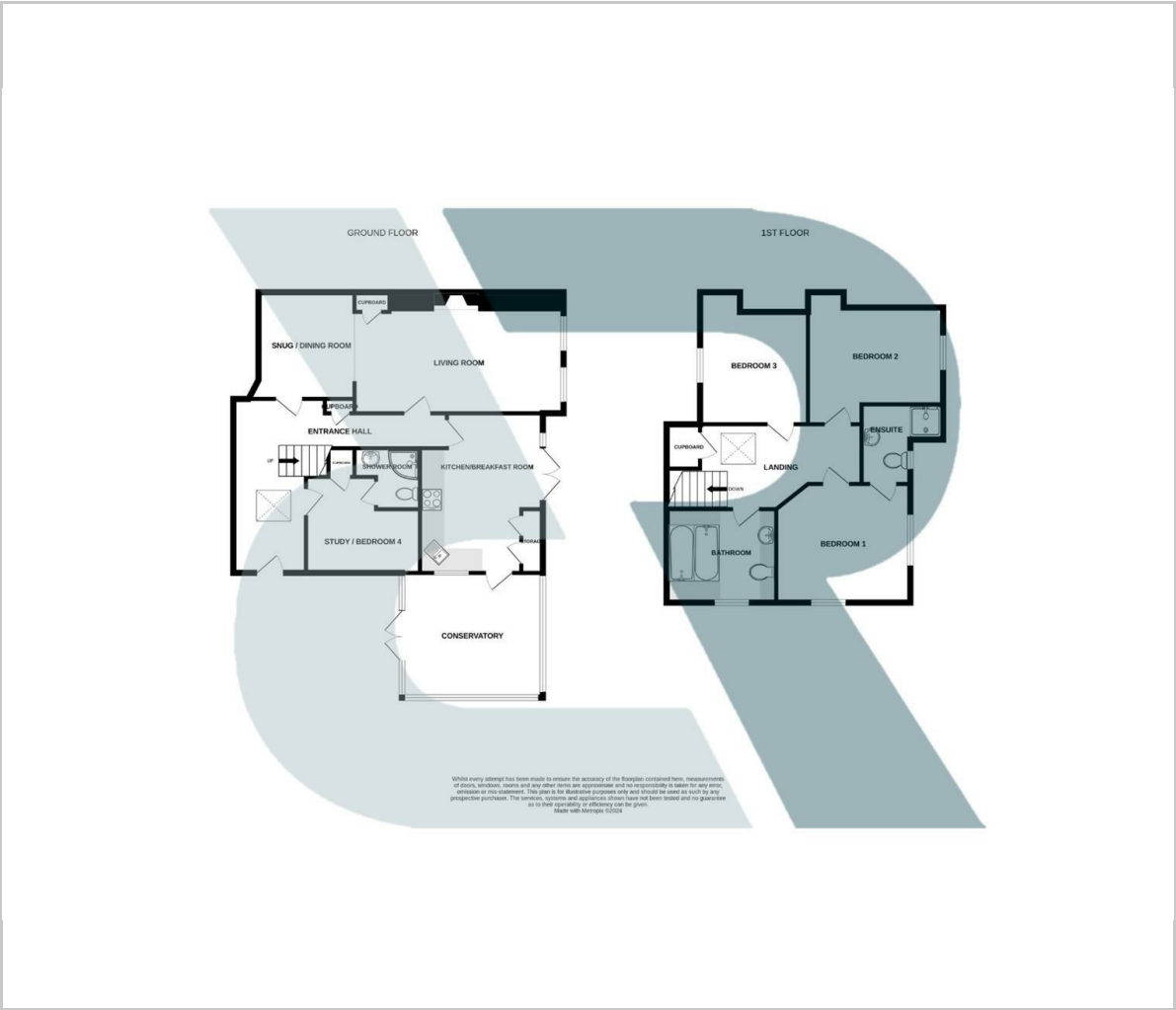
**Garden**  
The secure garden is enclosed by a brick wall and wooden fencing, with double wooden gates providing access to the parking area. The garden is predominantly laid to lawn with various patio areas and mature plants and trees. The property benefits from an outside tap and electric power points.

The property is connected to a septic tank which is situated in the garden and hidden by mature trees and plants.





Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

