



Rock Estates



Combs Ford
Stowmarket, IP14 2AP

Offers in excess of £300,000



Combs Ford

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Nestled in the charming area of Combs Ford, Stowmarket, this delightful two-bedroom semi-detached cottage is brimming with character and offers a perfect blend of comfort and practicality. The property features two inviting reception rooms, including a spacious lounge that boasts a cosy log burner, ideal for those chilly evenings.

The cottage is thoughtfully designed with a downstairs w/c and a utility room, providing convenience for everyday living. Upstairs, you will find a well-appointed bathroom that serves the two comfortable bedrooms, making it an ideal home for small families or couples.

Outside, the property benefits from off-road parking for multiple vehicles, ensuring that you and your guests will never be short of space. Additionally, there is a garage that has been cleverly partitioned, offering versatile options for storage, a home office or gym, catering to your lifestyle needs.

This charming home is perfect for those seeking a peaceful retreat while still being close to local amenities and transport links. With its character-filled features and practical layout, this semi-detached cottage is a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Combs Ford. Don't miss the chance to make this lovely property your new home.

The cottage is adjacent to facilities at Combs Ford, which include takeaways, public houses, garage, filling station, and a good range of shops. There are also schools and a doctors' surgery.

The Town Centre is about half mile away, and offers a wide range of amenities, including easy access to the mainline Stowmarket railway station.





10rtn Hall/Utility

10'2" x 8'11" (3.1 x 2.74)

Sash windows to side and front aspects. Radiator. Tiled floor. Spotlights. Stairs to first floor. Door to:

Downstairs W/C

Low level W.C. Pedestal hand wash basin with tiled splash back. Extractor fan. Decorative panelling. Radiator. Built in cupboard. Tiled floor. Spotlights.

Lounge

14'11" x 14'4" (4.55 x 4.37)

Sash window to front aspect with secondary glazing. Inglenook fireplace with inset log burner. Oak beams. Laminate flooring. Radiator.

Kitchen

13'1" x 5'4" (3.99 x 1.65)

Window to rear aspect. Range of wall and floor mounted units and drawers. Oak effect work top. Inset dual drainer sink with mixer tap over. Induction hob with extractor hood above. Integrated oven. Part tiled walls. Space and plumbing for slimline dishwasher. Space for under counter fridge/freezer. Wall mounted Baxi boiler. Tiled floor. Spotlights. Radiator.

Landing

Sash window to rear. Decorative panelling. Two radiators. Doors to:

Master Bedroom

11'6" x 11'6" (3.53 x 3.51)

Sash window to front and secondary glazing. Built in cupboard. Radiator.

Bedroom Two

13'1" x 5'4" (3.99 x 1.65)

Window to rear aspect. Decorative panelling. Vertical radiator.

Bathroom

Sash windows to side and front aspect. Low level W.C. Pedestal hand wash basin with tiled splash back. Bath with tiled panel and surround. Shower cubicle with part tiled walls. Spotlights. Laminate flooring. Heated towel rail. Extractor fan. Spotlights. Loft hatch.

Garden

To the front the property is predominantly laid to lawn and is enclosed with wooden fencing. There is a shingle path leading to the side gate providing access to the property.

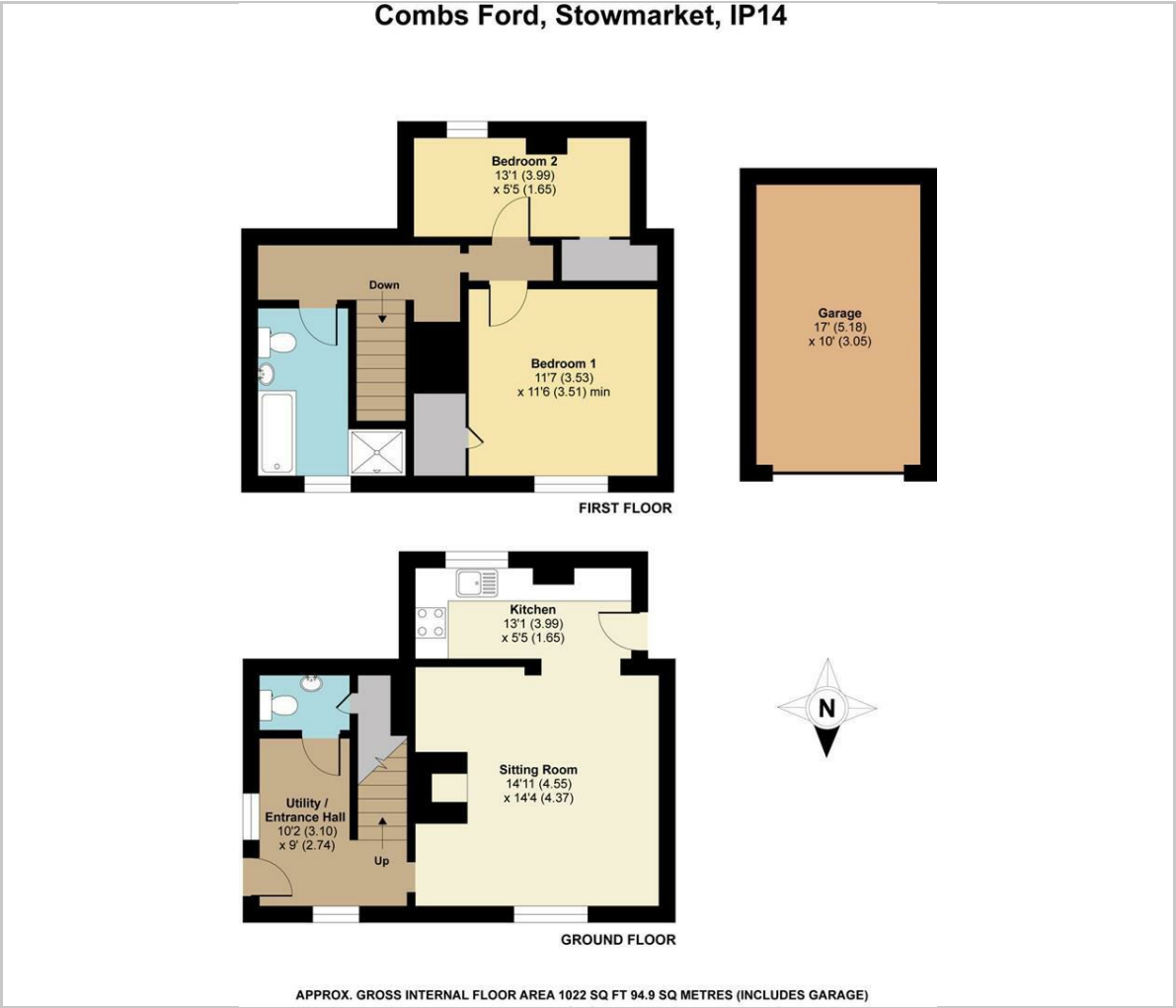
To the side and rear of the property the garden is enclosed with wooden fencing and is predominantly covered with bark chippings. There is access to the garage conversion where it is partitioned and currently used as a home office/ work space. The other side is currently used as storage.

Shed

Power and light connected with separate fuse board. Plumbing for washing machine. Space for fridge/freezer and tumble dryer.



Floor Plan



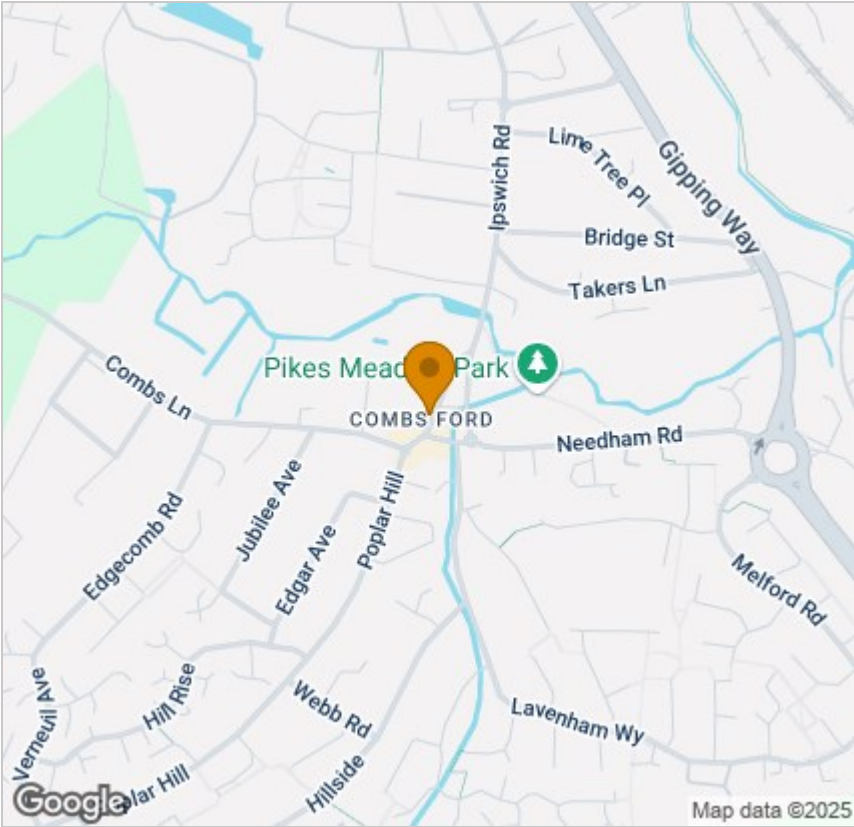
Viewing

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

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Area Map



Energy Efficiency Graph

