

### **Webbs Close**

Combs, Stowmarket, IP14 2NZ

\*\* GUIDE PRICE £475,000-£500,0000 \*\*

Located in a quiet cul-de-sac, this substantial detached home offers an exceptional opportunity for family living. With five generously sized bedrooms, this property is perfect for those seeking ample space and comfort.

This impressive home boasts a well-thoughtout layout, including living room, dining room, study, kitchen and utility, as well as downstairs cloakroom, upstairs offers FIVE bedrooms with ensuite to master and family bathroom, ensuring that every corner is utilised effectively.

The quiet location enhances the appeal, providing a peaceful retreat from the hustle and bustle of everyday life. Surrounded by a friendly neighbourhood, residents can enjoy the benefits of a close-knit community while still being conveniently located near local amenities and transport links.

With its combination of size, location, and potential, this property is a rare find in the market. Whether you are looking to settle down with your family or seeking a spacious home to accommodate guests, this house in Combs is sure to meet your needs. Do not miss the chance to make this wonderful property your new home.

#### **Entrance Porch**

Double glazed window to side. Coving. Laminate flooring.

#### **Entrance Hall**

Stairs to first floor. Understairs cupboard. Coving. Radiator. Laminate flooring.

#### Cloakroom

Double glazed frosted window to front. Low level wc. Pedestal basin with mixer tap over. Part tiled walls. Coving. Radiator. Laminate flooring.

























78" x 78" (2.36 x 2.36)
Double glazed windows to front and side. Coving. Radiator. Laminate flooring.

Living Room
17'7" x 13'3" (5.36 x 4.06)
Double glazed windows to rear and side. Patio doors to rear. Coving. Two radiators. TV point. Feature fireplace housing gas fireplace. Carpet flooring.

Dining Room 10'2" x 10'2" (3.10 x 3.10) Double glazed window to rear. Coving. Radiator. Carpet flooring.

**Kitchen**13.3" x 10.0" (4.06 x 3.05)
Double glazed window to rear. Wall and base level units with worksurfaces over. Integrated double oven with induction hob and extractor over. Integrated to the control of the con fridge freezer and dishwasher. Inset stainless steel sink and drainer unit with mixer tap over. Spotlights. Coving. Radiator. Tiled flooring.

Utility Room 6'0" x 7'4" (1.85 x 2.26) Double glazed window to side. Wall and base level units with worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer, washing machine and tumble dryer. Coving. Radiator. Tiled

**Landing**Double glazed window to side. Built in cupboard. Carpet flooring. Access to;

Master Bedroom
13'5" x 11'6" (4.09 x 3.51)
Double glazed window to front and side. Coving. Radiator. Carpet flooring.

Ensuite
Double glazed frosted window to side. Low level wc. Shower cubicle. Vanity sink with mixer tap over. Extractor. Coving. Heated towel rail. Vinyl flooring.

**Bedroom Two**16'11" x 10'2" (5.18 x 3.12)
Double glazed window to front. Two velux skylights. Two radiators. Carpet

**Bedroom Three**13.5" x 11.8" (4.09 x 3.58)
Double glazed window to rear and side. Built in wardrobe. Coving. Radiator.

**Bedroom Four**10'0" x 10'0" (3.07 x 3.07)
Double glazed window to rear. Built in wardrobe. Coving. Radiator. Carpet

**Bedroom Five**9'4" x 8'7" max (2.87 x 2.64 max)
Double glazed window to front and side. Built in wardrobe. Coving. Radiator. Carpet flooring.

Family Bathroom
Double glazed window to front and side. White suite comprising panelled bath with mixer tap, low level wc and vanity basin with mixer tap over. Coving. Part tiled walls. Heated towel rail. Vinyl flooring.

### **Outside**

Rear Garden
A fully enclosed rear garden mainly laid to lawn with mature shrubs and pation area. Shed, outside tap, side access gate. The house also benefits from 14

Garage and Parking
The front of the property is hardstanding providing parking for several vehicles. The double garage has up and over doors, power and light, double glazed windows to rear and door to side.

# Floor Plan



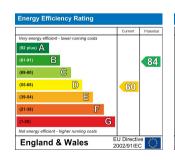
## **Viewing**

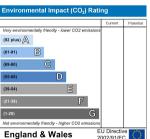
Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

### **Area Map**



## **Energy Efficiency Graph**





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