



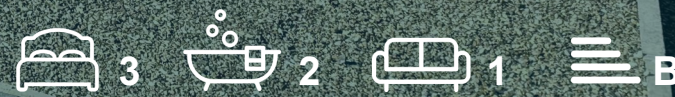
Rock Estates



Hubbards Close

Combs, Stowmarket, IP14 2AQ

Offers in excess of £300,000



Hubbards Close

Combs, Stowmarket, IP14 2AQ

- New Build 10 Year NHBC Warranty
- Semi-Detached Three Bedroom Family Home
- Master Bedroom With En-Suite
- Sought After Suffolk Village Location
- Stowmarket Train Station Is Located Just 1.8 miles Away With Direct Links To London
- Field Views Front & Rear
- Spacious Open Plan Kitchen/ Dining Room
- Off Road Parking For Multiple Vehicles & Car Port
- Underfloor Heating To Ground Floor
- ** Guide Price: £300,000 - £325,000 **

Located in the peaceful village of Combs on the outskirts of Stowmarket, this beautifully crafted three-bedroom semi-detached home at Chatsworth View offers the perfect blend of modern living and countryside charm.

Designed with comfort and practicality in mind, this stunning residence combines contemporary style, high-quality finishes, and serene field views to create a truly special family home. The spacious open-plan kitchen and dining area forms the heart of the home, this bright, sociable space is ideal for family gatherings and entertaining. The kitchen boasts sleek cabinetry, integrated appliances, and ample work surfaces, while French doors open onto the private rear garden, filling the space with natural light and providing seamless indoor-outdoor living.

The separate living room is a generous size and is ideal space to relax, further enhanced by views across the surrounding countryside. Upstairs, the property features three well-proportioned bedrooms, including a stylish en suite shower room to the main bedroom. The remaining bedrooms are served by a modern family bathroom, finished with chrome fixtures and fittings.

Outside, the enclosed rear garden offers an inviting space for outdoor dining and leisure, framed by open field views that capture the essence of Suffolk's rural beauty. To the front a private driveway and car port provide convenient off-road parking.

Perfectly positioned, Chatsworth View enjoys easy access to Stowmarket's bustling town centre, mainline train station with direct links to London Liverpool Street, and the A14 connecting Ipswich and Bury St Edmunds. Excellent local schools, shops, and amenities are all within easy reach, ensuring convenience without compromise.

A perfect choice for families, professionals, or downsizers alike — this exceptional home combines elegance, functionality, and the tranquillity of country living.

Guide price: £300,000 - £325,000





Entrance Hall

Cloakroom

Low level W.C. Pedestal hand wash basin. Extractor fan.

Living Room

124" x 118" (3.78 x 3.56)

Double glazed window to front. Under floor heating.

Kitchen/Dining Room

19'1" x 15'5" (5.82 x 4.70)

Double glazed window to side and rear. Double glazed doors to rear garden. Range of wall and floor units and drawers. Integrated eye level double oven and hob with extractor hood over. Inset sink with mixer tap over. Integrated dishwasher. Space for washing machine & tumble dryer.

Bedroom One

11'8" x 10'7" (3.58 x 3.23)

Double glazed window to rear. Radiator. Door to:

Ensuite Shower Room

Double glazed window to side. Shower cubicle. Low level W.C. Wall mounted hand wash basin. Radiator. Part tiled walls. Extractor fan.

Bedroom Two

12'4" x 8'4" (3.78 x 2.56)

Double glazed window to front. Radiator.

Bedroom Three

8'11" x 8'9" (2.72 x 2.69)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed window to rear. Panelled bath with shower attachment over and glass screen. Low level W.C. Wall mounted hand wash basin. Part tiled walls. Radiator.

Design Specification

KITCHEN AND UTILITY

- Cabinets with soft closing doors – Shaker style units and drawers.
- Zanussi appliances
- Franke 1.5 bowl stainless steel sink with mixer tap
- Luxury timber effect vinyl tile flooring

BATHROOM & EN-SUITE

- Contemporary white sanitaryware
- Over-bath shower with clear screen
- Roman Haven bi-fold shower door
- Wall mounted towel radiator
- Luxury vinyl tile flooring

INTERNAL FINISHES

- White painted timber internal doors
- White window handles and chrome door ironmongery
- Timber staircase painted white with oak handrail and newel caps (plots 1 to 9)

EXTERNAL FINISHES

- Buff slab patio areas
- UPVC windows, gutters and downpipe

ELECTRICAL FITTINGS

- LED recessed downlighters and pendent fittings
- External power to the rear and PIR lights to the front and rear
- EV charging point

HOME ENTERTAINMENT

- Digital TV aerial sockets and cabling for Sky
- Data points provided to principal rooms

HEATING

- Air source heat pump
- Ground floor – underfloor Ambient Heating System
- First floor – compact white radiators

Rear Garden

Over looking fields the garden is predominantly laid to lawn with a patio area. Enclosed with wooden fencing and a side gate providing access to the front of the property. Outside tap.

Parking

Pea shingle private driveway and car port.

Wall mounted EV Charger.



Floor Plan



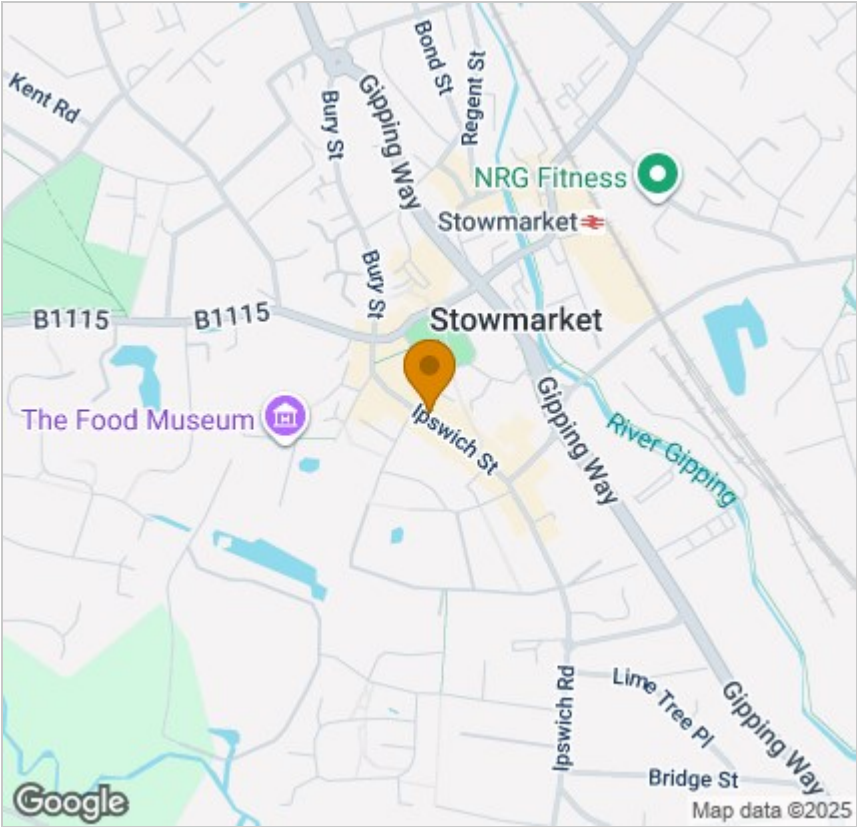
Viewing

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

