



**Combs Ford, Stowmarket IP14 2AP**



**welcome to**

**Combs Ford, Stowmarket**

Grade two listed detached home and shop with A1 and A2 use offers two spacious rooms and kitchen, convenient utility and cloakroom downstairs, three good sized bedrooms and a family bathroom on the first floor. Externally a garage, good sized garden and off road parking.



## **Accommodation**

### **Left Shop Room**

17' 2" x 15' 7" ( 5.23m x 4.75m )

Window to front, door to front and exposed beams.

### **Right Shop Room**

16' 9" max x 29' 6" max ( 5.11m max x 8.99m max )

Three windows to front, double doors, window to side, exposed beams and built in cupboards.

### **Kitchen**

13' 8" x 12' 2" ( 4.17m x 3.71m )

Two window to rear, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for washing machine, electric heater, exposed beams, space for fridge freezer and vinyl flooring.

### **Utility Room**

13' 2" x 9' 7" ( 4.01m x 2.92m )

Window to rear, butler sink, space for washing machine, electric heater, door to shop, door to side and vinyl flooring.

### **Cloakroom**

Frosted window to side, low level flush W.C, wall mounted sink, part tiled walls, extractor fan and vinyl flooring.

### **Lobby**

5' 4" x 9' 3" ( 1.63m x 2.82m )

Window to rear, door to rear garden, door to store room and electric heater.

### **Store**

11' 5" max x 5' 7" max ( 3.48m max x 1.70m max )

### **Landing**

Access to loft, window to side, exposed beams and carpeted flooring.

### **Bedroom One**

7' 11" max x 16' 9" max ( 2.41m max x 5.11m max )

Window to rear and side, radiator, electric heater, exposed beams and carpeted flooring.

### **Bedroom Two**

13' 10" max x 9' 11" max ( 4.22m max x 3.02m max )

Window to front, radiator, exposed beams and carpeted flooring.

### **Bedroom Three**

8' 5" max x 11' 5" max ( 2.57m max x 3.48m max )

Window to front, exposed beams, radiator and carpeted flooring.

### **Shower Room**

Frosted window to rear, shower cubicle, low level flush W.C, pedestal hand wash basin, splash backs, spotlights, heated towel rail, exposed beams and vinyl flooring.

### **Outside**

#### **Garage**

10' max x 13' max ( 3.05m max x 3.96m max )

Window to side, swinging doors, power and lighting.

#### **Rear Garden**

Fence enclosed with patio and lawn areas, gates to side with hard standing for additional parking.



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## Combs Ford, Stowmarket

- Detached Three Bedroom Home
- Shop To Ground Floor with A1 and A2 use
- Spacious Garden
- Garage & Off Road Parking
- Kitchen & Utility

Tenure: Freehold EPC Rating: B

# £290,000

Awaiting Photograph



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Property Ref:  
SMK104060 - 0003

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