

# BUCKS

PROPERTY AGENTS



2 Combs Wood Drive, Stowmarket, IP14 2RJ

Offers Over £365,000

- Detached Home
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Oak Doors Throughout
- Single Garage
- Four Bedrooms
- Two Reception Rooms
- Gas Radiator Central Heating
- Off Road Parking For Several Vehicles
- South Facing Rear Garden

# 2 Combs Wood Drive, Stowmarket IP14 2RJ

Bucks Property Agents are delighted to offer for sale this superbly presented FOUR BEDROOM DETACHED HOME situated in a desirable location within Stowmarket with far reaching views. The property boasts SEALED UNIT DOUBLE GLAZING, NEWLY FITTED MODERN KITCHEN, GAS RADIATOR CENTRAL HEATING, FOUR DOUBLE BEDROOMS with EN SUITE to MASTER BEDROOM, SOUTH FACING REAR GARDEN, OFF ROAD PARKING for SIX VEHICLES and SINGLE GARAGE. Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor. The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: D



#### Hallway:

With porcelain tiled floor, under stairs cupboard and radiator.

#### Cloakroom:

With porcelain tiled floor, low level WC and basin in vanity unit.

#### Sitting Room:

With window to front, TV point and radiator.

#### Kitchen/Family Room

With window to rear and door to outside. New range of Wren high and low level gloss units, porcelain tiled floor, matching worktops and splash backs, sink and drainer and breakfast bar. Space for range cooker with extractor hood and fan, newly installed integrated dishwasher and boiler housed in a cupboard.

Family Room with bay window to side, bifold doors and two full length radiators.

#### Utility Room:

This room has been converted from the garage with window to side, space for fridge freezer, plumbing for washing machine, space for tumble dryer and worktops.

#### First Floor Landing:

With loft access and airing cupboard that houses the hot water tank and is shelved.

#### Bedroom One:

With window to front, fitted wardrobes to one wall and radiator.

#### En Suite:

With window to front, tiled floor and fully tiled walls, low level WC, basin in vanity unit, shower in separate cubicle and radiator.

#### Bedroom Two:

With window to rear, fitted wardrobes to one wall and radiator.

#### Bedroom Three:

With window to rear, fitted double wardrobe, fitted cupboard and radiator.

#### Bedroom Four:

With window to front, storage cupboard and radiator.

#### Bathroom:

With window to rear, fully tiled walls and floor,

corner shower in separate cubicle, bath with mixer tap, basin in vanity unit, low level WC and radiator.

#### Outside:

To the front of the property is lawn, gravel to the side and off road parking for several vehicles leading to a single garage with up and over door, power and light connected, that has been partially converted into a utility room. There is a side gate that leads to the rear garden that is south facing and comprises of porcelain tiled patio, lawn, mature shrubs, bar and shed, storage shed and the garden is surrounded by fencing. There are far reaching views to the rear of the property.



## Directions

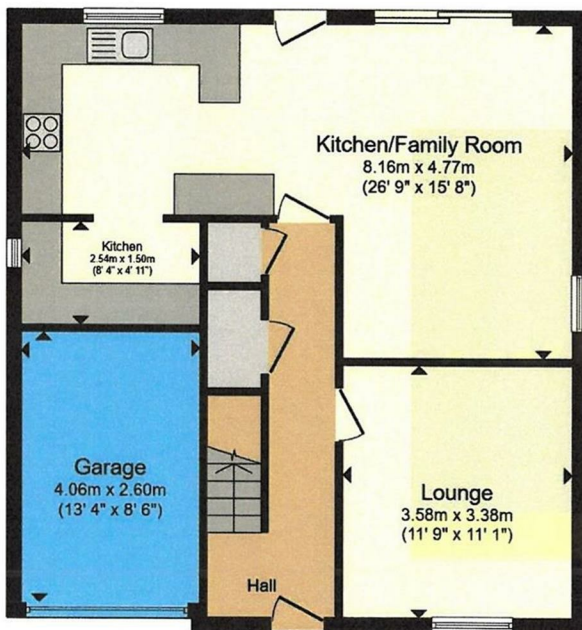
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Turn right onto Hillside Turn left onto Church Rd Turn left onto Combs Wood Dr Turn right to stay on Combs Wood Dr Destination will be on the left

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

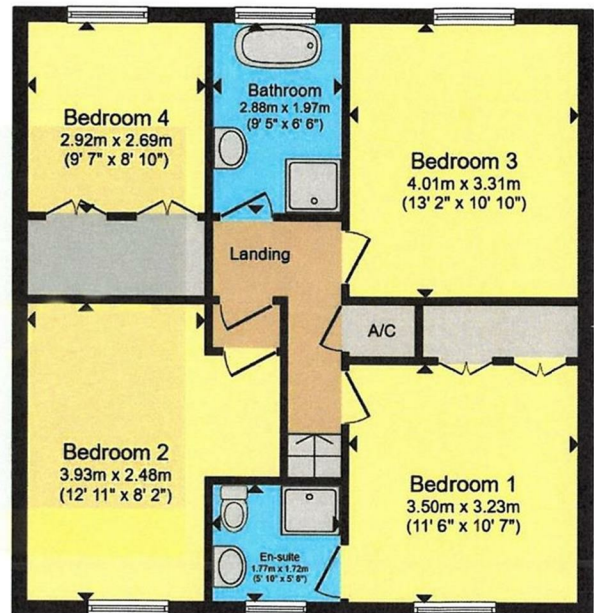
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Total floor area 138.2 sq.m. (1,488 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.