

# BUCKS

PROPERTY AGENTS



Willow Cottage Combs Lane, Great Finborough, Stowmarket, IP14 3BN

Offers Over £350,000

- Semi Detached Cottage
- Sealed Unit Double Glazing
- In Need of Modernisation
- Two Reception Rooms
- Septic Tank
- Four Bedrooms
- Gas Radiator Central Heating
- Large Garden with Outbuilding
- Single Garage & Off Road Parking
- Village Location.

# Willow Cottage Combs Lane, Stowmarket IP14 3BN

Bucks Property Agents are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED COTTAGE located in the desirable village of Gt Finborough. In need of modernisation the property boasts, SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, THREE GOOD SIZED DOUBLE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN/DINER, SINGLE GARAGE and ample OFF ROAD PARKING. Great Finborough is an idyllic village with beautiful country walks, schools and public house and is located approximately two miles from the market town of Stowmarket which 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. The accommodation on offer is as follows:



Council Tax Band: C



#### Hallway:

With built in storage and radiator.

#### Dining Room:

With two windows to front, open fireplace and radiator.

#### Kitchen/Diner:

With window to rear and door to outside. Range of high and low level units, sink and drainer, tiled splashbacks, space for cooker with extractor hood and fan, plumbing for washing machine and dishwasher. Wall hung gas fire and built in pantry that can house a fridge freezer.

#### Sitting Room:

With two windows to front, window to side, further full length window to side and high level window to rear. Stairs to first floor, wall hung gas heater and radiator.

### FIRST FLOOR

#### Bedroom One:

With two windows to front with views over fields, window to side, built in wardrobe and radiator.

#### Bedroom Two:

With window to front with views over fields, built in cupboard and radiator.

#### Bedroom Three:

With window to front with views over fields, built in wardrobe and radiator.

#### Bedroom Four:

With sash window to rear, radiator, built in wardrobe and shelved airing cupboard that houses the boiler.

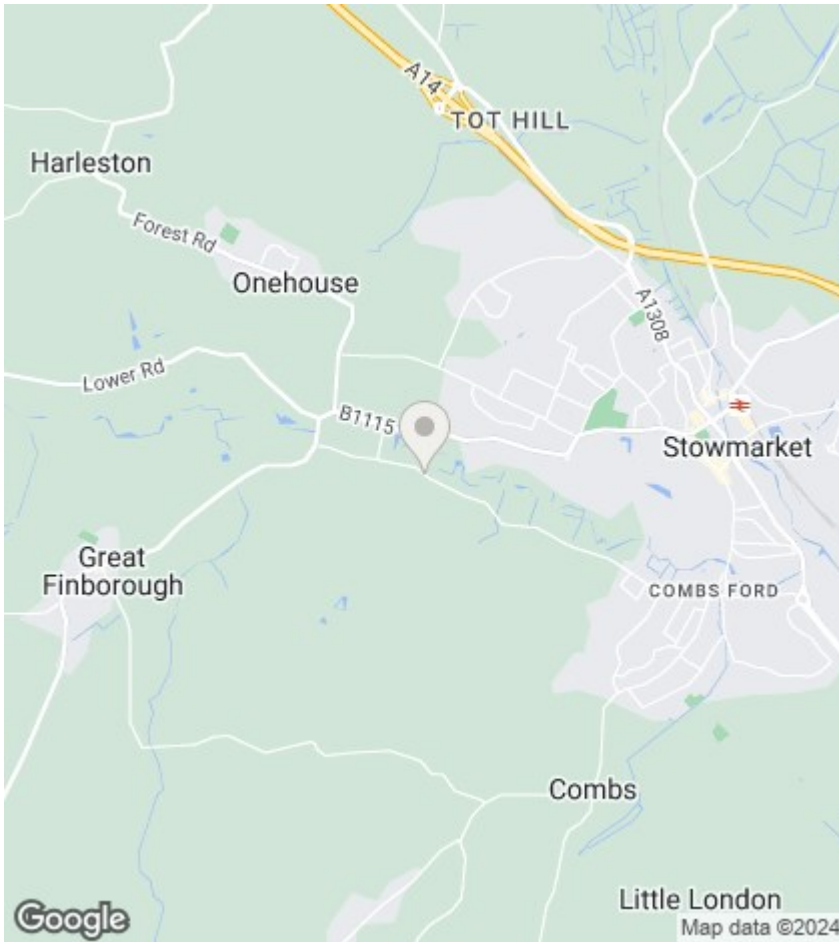
#### Bathroom:

With window to rear, shower in separate cubicle, bath with mixer tap, low level WC, pedestal basin, fully tiled walls, vinyl flooring and heated towel rail.

#### Outside:

To the front of the property is a driveway providing ample off road parking leading to a single garage with up and over door, power and light connected and personnel door to side. There is a well to the front of the property. The gardens are of a generous size and to the side is lawns, mature shrubs, hedging, fencing and views over fields. The rear garden comprises of a vegetable garden, trees, patio and hard standing area, large wooden workshop,

shed, brick outbuildings that include outside WC, tool shed, utility with power and light connected. The rear garden is surrounded by hedging.



## 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 At the roundabout, take the 2nd exit onto Combs Ln Destination will be on the right

## Viewings

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

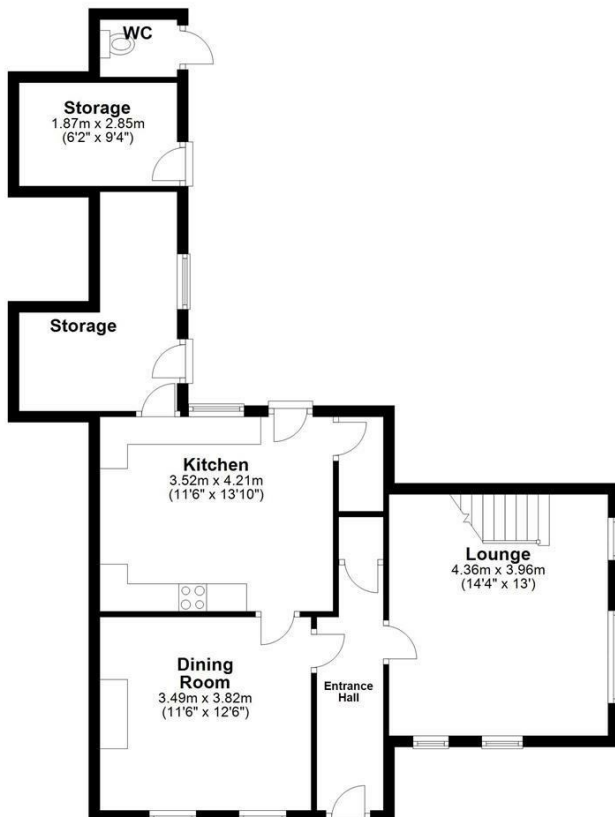
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

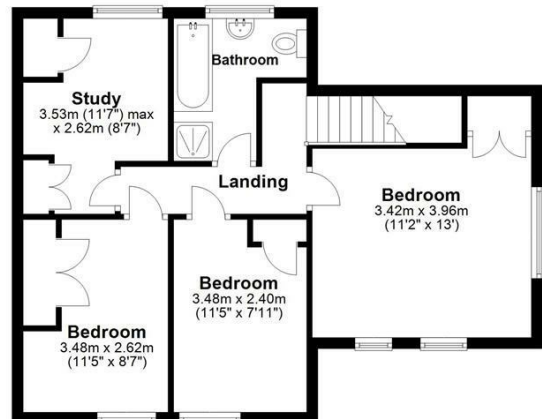
### Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)