



Copse View Combs Lane, Great Finborough, Stowmarket, IP14

Asking Price £700,000

- Luxury Brand New Home
- Modern Kitchen and Family Room
- Off Road Parking For Several Vehicles
- Vacant Possession and No Upward Chain
- Five Bedrooms
- En-Suite and Dressing Room to Master Bedroom
- Double Garage with Room Above
- High Specification Throughout
- Air Source Heat Pump Under Floor Heating
- Village Location

Copse View Combs Lane, Stowmarket IP14 3BN

Nestled in the serene setting of Copse View on Combs Lane, this stunning detached house offers a perfect blend of modern luxury and comfort. Built in 2022, this new build spans an impressive 2,465 square feet, providing ample space for family living. Upon entering, you are greeted by a spacious reception room that sets the tone for the high specification finish found throughout the property. The heart of the home is undoubtedly the expansive kitchen and family room, which features bi-folding doors that seamlessly connect the indoor space with the picturesque views over the surrounding fields. This design not only enhances the natural light but also creates an inviting atmosphere for entertaining or simply enjoying family time. The property boasts five well-appointed bedrooms, ensuring that there is plenty of room for everyone. The master bedroom is a true retreat, complete with a dressing room and an en suite bathroom, offering a private sanctuary for relaxation. In addition, there are two further bathrooms, providing convenience for family and guests alike.

For those with vehicles, the property includes off road parking for several vehicles and a double garage ensuring ample storage and ease of access, also including a room above gaining access through the garage using staircase which could be used for hobby room or home office.

Situated on the outskirts of Stowmarket that offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.

This home is perfect for those seeking a modern lifestyle in a tranquil setting, with the added benefit of being close to nature. With its high spec finish and thoughtful design, this property is a rare find and is sure to impress. Don't miss the opportunity to make this exquisite house your new home.

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Council Tax Band:



Entrance Hall

A spacious light and airy entrance hall with karndean flooring, glass panelled staircase leading to the first floor with understairs storage.

Kitchen/Family Room

With windows to front and rear, karndean flooring, modern bespoke fitted kitchen with an extensive range of high and low level units, butler sink, matching worktops and splashbacks, island with induction hob and modern extractor system overhead, storage and seating. Two electric ovens eye level, American fridge freezer, integrated wine fridge, integrated dishwasher and Bi folding doors leading onto the patio area creating a feeling of open space living.

Utility Room

Karndean flooring, low level units, butler sink, matching worktops and splashbacks, cupboard housing the hot water tank and door leading to outside.

Sitting Room

With windows to front and side, TV point and superb views over fields to the front.

Snug/ Bedroom Five

With window to side.

Shower Room

With walk in rainfall shower, fully tiled walls and floors, low level W/C, basin in vanity unit and heated towel rail.

First Floor Landing

Sky light, loft access and radiator.

Bedroom One

With window to front with superb views over fields and radiator. There is a spacious dressing room with window to the front and radiator.

En-Suite

With window to front, tiled floor, double shower, low level W/C, basin in vanity unit, tiled splashbacks and heated towel rail.

Bedroom Two

With window to side and radiator.

Bedroom Three

With windows to the front with superb views of fields and radiator.

Bedroom Four

With window to side and radiator.

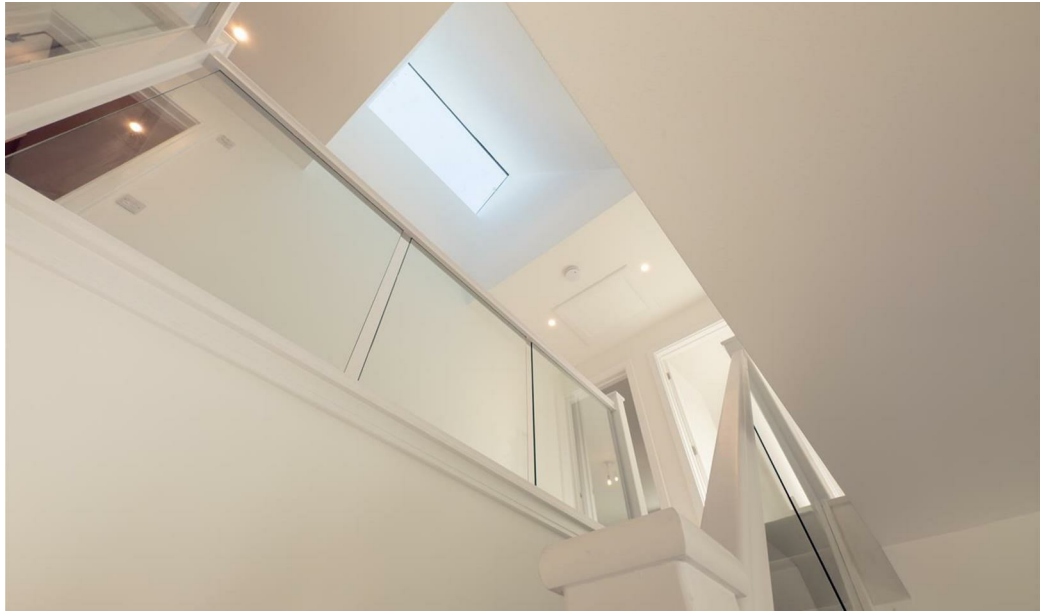
Bathroom

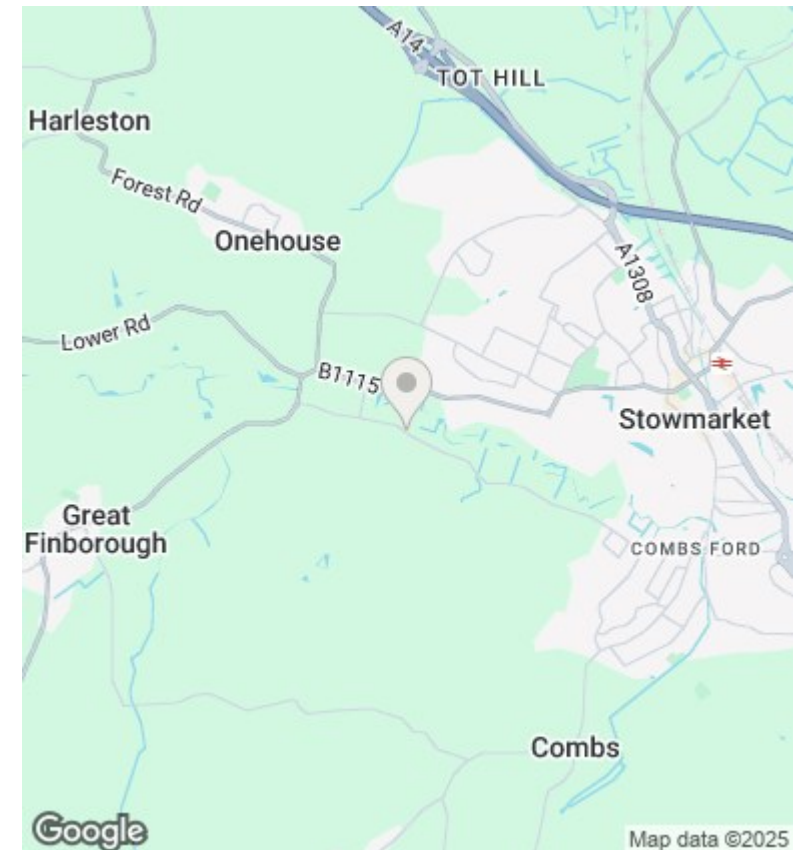
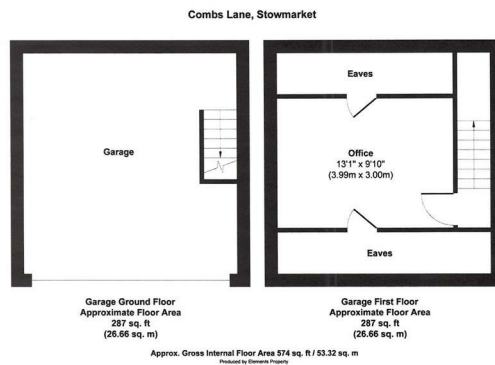
Two windows to rear, modern freestanding bath, walk in shower, fully tiled walls and floors, double sink within floating storage unit and low level W/C.

Outside

To the front of the property is a driveway providing off road parking for several vehicles, double garage with roller door featuring personnel door to rear with staircase leading to room above the garage ideal for home office, hobby room or guest room. The gardens are situated to the side of the property gaining access through side gate leading to large patio area ideal for outside entertaining, lawn and for privacy and seclusion is fenced all round.







Directions

Market Pl, Stowmarket IP14 1DT, UK 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 Parts of this road may be closed at certain times or on certain days 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 Turn right Arrive: Great Finborough Stowmarket IP14

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	