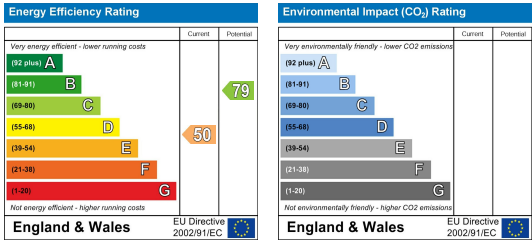




Total area: approx. 125.2 sq. metres (1347.8 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanIt.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Old Cobb Cottage Jacks Lane, Combs, Stowmarket, IP14 2NQ £575,000

A Simply STUNNING cottage set within a village location. Purpose built in 1999 using reclaimed roof tiles, bricks, staircase, floorboards and timber fire surround. This beautiful home boasts a wealth of charm and sits upon a good size plot and has recently had new windows fitted. The property is presented in perfect order throughout and benefits from Large Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Ground Floor Shower Room, 3 Double Bedrooms with En-Suite to Master, recently updated Family Bathroom, Garage and Parking, Backing onto Fields, Oil Fired Central Heating. Viewing Highly Recommended.



Old Cobb Cottage Jacks Lane, Combs, Stowmarket, Suffolk, IP14 2NQ

COMBS:

Combs is a village and civil parish in the English county of Suffolk. It is also located directly to the south of Stowmarket, with a half-mile (800m) of glacial valley known locally as 'Slough'. There are several interesting historic buildings including the old village school, the tannery, and the former model farm that has now been developed as dwellings. Old Cobb Cottage is ideally situated for commuters with a mainline station approximately 2 miles away at Stowmarket and it has a connection to London's Liverpool Street with a journey time of approximately 80 minutes. The A14 can be accessed at both Needham Market and Stowmarket leading eastward to a connection at Ipswich to the A12 and westward to the A1/M1 and M6 to the north and midlands and to the A11/M11 to Stansted. Stowmarket provides shopping, social and leisure facilities and two superstores. Needham Market is an attractive small town with a butchers, bakers, bank, post office and a number of individual shops. There are Primary and Upper schools at Stowmarket and a range of private schools available at Brettenham, Gt. Finborough, Ipswich and Bury St Edmunds. With great walks and scenery on the doorstep, Combs has an excellent neighbourhood watch scheme.

ENTRANCE HALL: 12'2" x 9'3" (3.73m x 2.82m)

A spacious hallway with exposed floor boards, wooden open stairs to first floor, exposed feature brick wall, wooden doors leading to...

SITTING ROOM: 17'7" x 12'2" (5.38m x 3.73m)

With double glazed French doors to side, double glazed windows to rear and side, feature fireplace with brick surround with inset wood burner.

DINING ROOM: 11'10" x 11'1" (3.63m x 3.40m)

With double glazed French doors to rear aspect over looking rear garden, double glazed window to front aspect, exposed floor boards.

KITCHEN: 13'10" x 10'7" (4.22m x 3.25m)

With double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset butler sink, space for Rayburn oven/cooker providing heating, tiled floor, spot lights, two wall lights.

UTILITY: 6'5" x 5'10" (1.98m x 1.78m)

With double glazed door to side aspect, double glazed window to front aspect, inset base unit with work top over and Butler sink inset, built in storage cupboard, radiator.

SHOWER ROOM:

With double glazed window to front aspect, fitted suite comprising shower cubicle, low level W.C, wash hand basin, heated towel rail, tiled floor.

LANDING:

With double glazed window to front aspect, built in airing cupboard, radiator and doors leading to...

BEDROOM ONE: 16'9" x 11'6" max (5.13m x 3.53m max)

With double glazed window to front aspect, Velux window to rear aspect, radiator and door leading to...

EN-SUITE:

With double glazed window to front aspect, fitted suite comprising double shower cubicle, low level W.C, wash hand basin, heated towel rail.

BEDROOM TWO: 11'10" x 11'1" (3.63m x 3.40m)

With double glazed window to front and side aspects, radiator.

BEDROOM THREE: 12'2" x 9'4" (3.73m x 2.87m)

With double glazed window to side aspect, radiator.

BATHROOM:

With double glazed window to side aspect, with suite comprising free standing roll top bath with shower mixer tap attachment, low level W.C, wash hand basin, radiator.

OUTSIDE:

FRONT:

To the front of the property the garden is paved with raised shingled area, there is a driveway providing ample off road parking which leads to the garage.

REAR:

The garden wraps around the property, it is established with mature trees, flower and shrub borders, it is mainly laid to lawn with patio area, the garden enjoys a good degree of privacy, it is enclosed by hedging and enjoys field views.

GARAGE:

With up and over door, courtesy door to garden, window to rear aspect.

NEEDHAM MARKET:

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