







A well presented 3-bedroom mid terrace house located in popular Combs Ford area of, Stowmarket, with access to plenty of essential amenities within walking distance. The home features a modern kitchen, open plan sitting/dining room with doors leading to a private garden and patio seating area. A stylish family bathroom with the convenience of a ground floor WC. The enclosed, south west facing rear garden offers a perfect retreat for relaxation with a built in seating area, shed for storage and gated access. The property also comes with an allocated parking space. Don't miss the chance to make this gem of a property your new home!

### **Entrance Hall**

8' 11" x 6' 7" (2.72m x 2.01m)

Exposed wood floor, radiator and stairs leading to first floor.

### **Cloakroom**

6' 6" x 3' 0" (1.98m x 0.91m)

Decorative tile floor. WC, sink and radiator.

### **Sitting /Dining Room**

17' 5" x 15' 5" (5.30m x 4.70m)

Good size room with a feature fireplace with gas fire inset, understairs storage cupboard and window to rear. French doors opening onto the patio and garden. Radiator.

### **Kitchen**

8' 4" x 8' 3" (2.54m x 2.51m)

The kitchen features contemporary wall and base cupboard and drawer units, with plenty of worktop space. It includes an inset sink with a drainer and designated spaces for a fridge freezer, washing machine/tumble dryer, or dishwasher. Free standing oven with an extractor hood over. Window to the front aspect provides natural light.

### **Landing**

10' 3" x 6' 1" (3.12m x 1.85m)

Loft access and airing cupboard.

### **Bedroom 1**

14' 3" x 9' 1" (4.34m x 2.77m)

Double room with recess offering space for wardrobes. Large window to rear. Radiator.

### **Bedroom 2**

11' 8" x 8' 8" (3.55m x 2.64m)

Double bedroom with window to rear. Radiator.

### **Bedroom 3**

9' 0" x 6' 1" (2.74m x 1.85m)

Window to rear and radiator.

### **Bathroom**

6' 4" x 6' 4" (1.93m x 1.93m)

A modern suite comprising of a p'shape bath with electric shower over. WC, sink and heated towel rail. Decorative wall to floor tiles.

### **Outside**

#### **Front Garden**

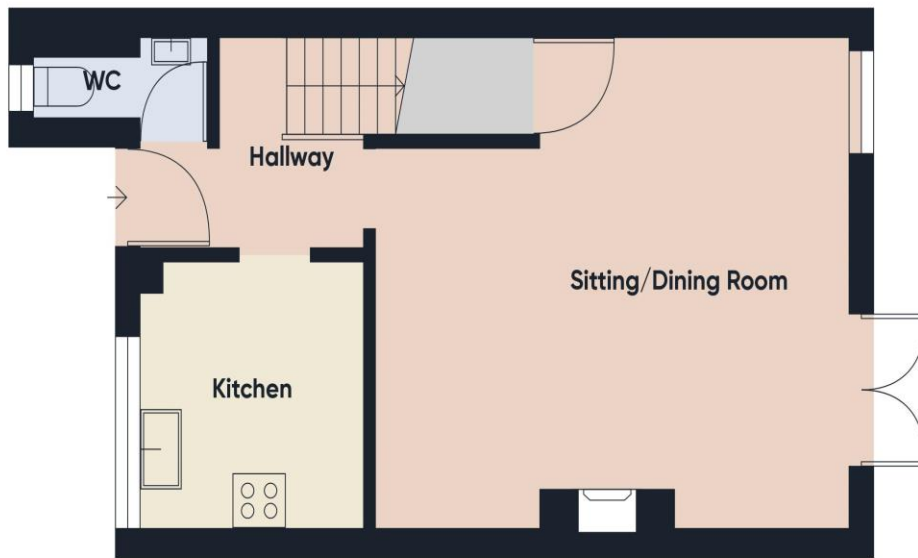
Enclosed and low maintenance garden with decorative shingle, path to front door. Gated access.

#### **Rear Garden**

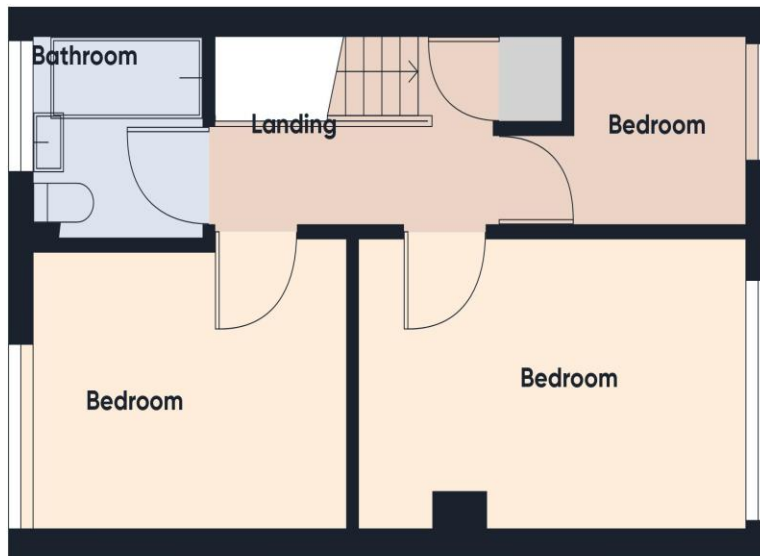
Private enclosed south west facing garden, with built in seating, large raised flower bed and raised patio seating area. Pave path leading to rear gate access.

#### **Parking**

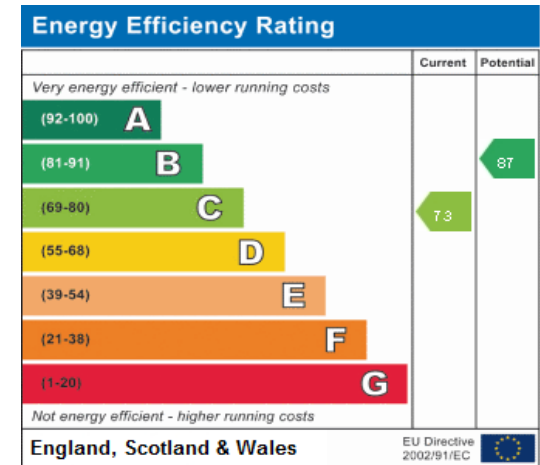
Allocated space.



Ground Floor



Floor 1



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