

This newly built semi-detached three-bedroom home in Combs, Stowmarket, is a stunning example of modern living, featuring high specification finishes and a contemporary design throughout. Upon entering, you are greeted by a bright and inviting entrance hall that leads to a convenient cloakroom and a spacious sitting room, perfect for relaxation. The highlight of the home is the stylish open-plan kitchen and dining area, equipped with fully integrated appliances, making it an ideal space for entertaining family and friends. Upstairs, the master bedroom boasts a stylish en-suite bathroom, while two additional bedrooms share a modern family bathroom. The property is set in a picturesque location, offering delightful field views from both the front and rear gardens. The outdoor space is complemented by a driveway that provides ample secure off-road parking. This home truly needs to be viewed to appreciate its full potential and the lifestyle it offers!



### Entrance Hall

Welcoming entrance hall with built in mats and luxury vinyl flooring. Stairs leading to first floor and understairs storage.

### Cloakroom

6' 3" x 2' 7" (1.9m x 0.8m)  
WC and pedestal wash basin.

### Sitting Room

12' 2" x 11' 6" (3.7m x 3.5m)  
Well-proportioned room with window to front aspect.

### Kitchen/Dining Room

19' 0" x 15' 5" (5.8m x 4.7m)  
Stunning well designed open plan kitchen finished to a high standard. Shaker style wall and base cabinets and drawer units and ample worktops over. Inset sink with drainer. Integrated Zanussi appliance including dishwasher, fridge and freezer. Built in double oven with hob and extractor fan above. Space for washing machine and tumble dryer. Opening to a family dining area with a single door and patio doors leading to the rear garden. Window to side aspect.

### Landing

Storage cupboard and airing cupboard. Loft access

### Bedroom 1

11' 10" x 10' 6" (3.6m x 3.2m)  
Window to rear aspect. Radiator

### En-Suite

5' 3" x 4' 7" (1.6m x 1.4m)  
Stylish suite with WC and pedestal wash basin. Shower cubicle with waterfall shower head and bi-fold shower door, surrounded by luxury tiles. Heated towel rail and window to side aspect.

### Bedroom 2

12' 6" x 9' 6" (3.8m x 2.9m)  
Double room with window to front aspect. Radiator

### Bedroom 3

8' 10" x 8' 10" (2.7m x 2.7m)  
Window to front aspect. Radiator

### Bathroom

6' 11" x 5' 11" (2.1m x 1.8m)  
Contemporary suite with WC and wash basin. Bath with shower head over, surrounded by luxury tiles. Heated towel rail and window to rear aspect.

### Outside

#### Front Garden

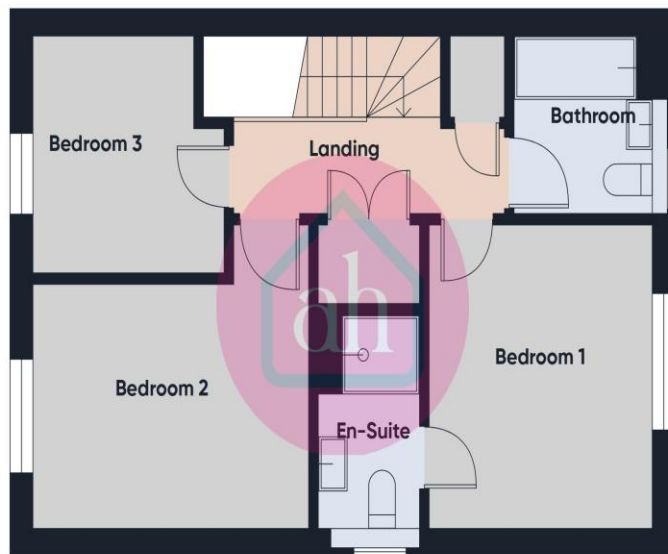
Shingle driveway offering ample off road parking with a paved path to the front door border by shrubs. Side gate access to rear garden

#### Rear Garden

Enclosed by fencing, laid mainly to lawn with a patio seating area enjoying impressive field views. Side gate access



Ground Floor



Floor 1

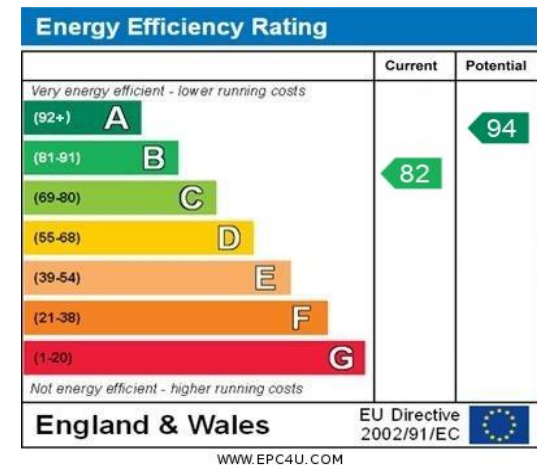
Approximate total area<sup>m</sup>  
1013 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.