



**Combs Wood Drive, Stowmarket, IP14 2RJ**

**welcome to**

## **Combs Wood Drive, Stowmarket**

This excellent family home offers a good level of accommodation in a great location close to all amenities. The property is well-presented throughout and complemented by parking for multiple cars and private garden overlooking fields. Call to view now!

### **Accommodation**

#### **Entrance Hall**

The property is entered through a part glazed front door with stairs to first floor, understairs cupboard, spotlights, coved ceiling, radiator and ceramic tiled flooring.

#### **Cinema Room**

11' 9" x 11' 1" ( 3.58m x 3.38m )

Window to front, coved ceiling, spotlights, radiator, tv point and carpet.

#### **Downstairs Cloakroom**

Low level wc, vanity sink with mixer tap with splash back, coved ceiling, extractor and ceramic tiled flooring.

#### **Kitchen**

8' 9" x 14' 11" ( 2.67m x 4.55m )

Window and door to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, space for range cooker with extractor over, integrated dishwasher, coved ceiling, spotlights and ceramic tiled flooring.

#### **Utility Room**

8' x 4' 9" ( 2.44m x 1.45m )

Window to side, space for fridge freezer, washing machine, tumble dryer, coved ceiling and ceramic tiled flooring.

#### **Living Room**

15' 7" x 11' 4" ( 4.75m x 3.45m )

Window to side, bi-fold doors to rear, coved ceiling, spotlights, tv point, radiator and ceramic tiled flooring.

#### **First Floor Landing**

Coved ceiling, access to loft, airing cupboard and carpet.

#### **Bedroom One**

11' 1" x 10' 7" +wardrobes ( 3.38m x 3.23m +wardrobes )

Window to front, built in wardrobe, coved ceiling, radiator, tv point and carpet.

#### **En Suite**

Frosted window to rear, shower cubicle, vanity sink with mixer tap, low level wc, coved ceiling, fully tiled walls, radiator and ceramic tiled flooring.

#### **Bedroom Two**

11' x 13' 2" +wardrobes ( 3.35m x 4.01m +wardrobes )

Window to rear, built in wardrobe, coved ceiling, tv point, radiator and carpet.

#### **Bedroom Three**

8' 9" x 9' 8" wardrobes ( 2.67m x 2.95m wardrobes )

Window to rear, coved ceiling, built in wardrobe, radiator and carpet.





### **Bedroom Four**

12' 11" max x 8' 1" ( 3.94m max x 2.46m )

Window to front, built in cupboard, coved ceiling, radiator and carpet.

### **Family Bathroom**

Frosted window to rear, free standing double ended bath, shower cubicle, vanity sink with mixer tap, low level wc, spotlights, extractor, fully tiled walls, heated towel rail and ceramic tiled flooring.

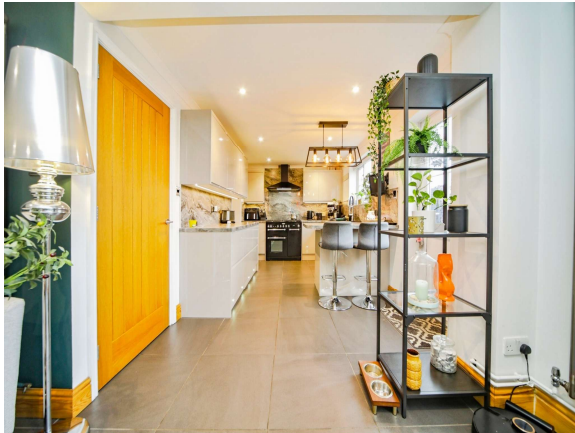
### **Outside**

#### **Rear Garden**

South facing fence enclosed garden with side access gate, porcelain tiled patio and lawn areas, flower and shrubbery borders, two timber sheds and bar.

#### **Front Garden**

To the front of the property is lawn, gravel to the side and off road parking for several vehicles leading to a single garage with up and over door, power and light connected, that has been partially converted into a utility room.



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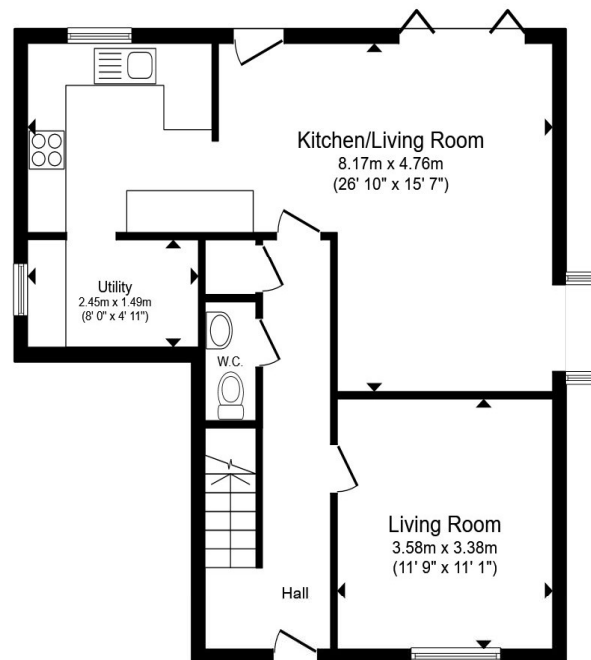
## Combs Wood Drive, Stowmarket

- Four-bedroom detached house
- Two reception rooms
- Finished to a high standard
- En-suite to main bedroom
- Parking for multiple cars

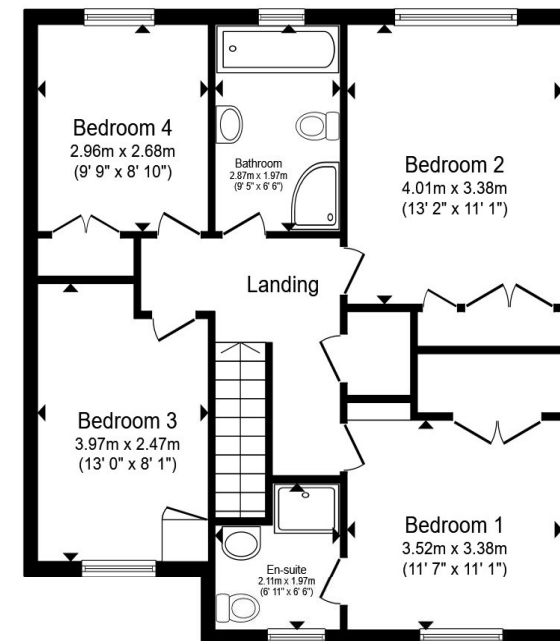
Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £400,000



Ground Floor



First Floor

Total floor area 128.7 m<sup>2</sup> (1,385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01449 614459



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)