



Combs Green, Combs, Stowmarket, IP14 2NP

welcome to

Combs Green, Combs Stowmarket

This exceptionally well-presented link-detached house occupies a lovely position in the heart of one of the areas most favoured villages. The light versatile accommodation is further complemented by a garage, ample parking and charming established garden with beautiful field views.

Combs

Combs is a charming village that boasts a rich historical tapestry and tranquil rural beauty. Known for its quintessential English charm, Combs is an idyllic setting characterised by its traditional thatched cottages and lush, rolling landscapes.

The village's history is encapsulated in its architecture, with the medieval St. Mary's Church standing as a testament to its past. This stunning church, with its intricate stained glass and ancient stonework, serves as a focal point for the community.

Combs is a close-knit community where traditional values blend seamlessly with modern living. The village hosts various local events, fostering a strong sense of community spirit. Residents and visitors alike enjoy the local pub, where stories are shared over hearty meals.

Despite its rural charm, Combs is conveniently located near the market town of Stowmarket, offering easy access to amenities and transport links. This balance of seclusion and connectivity makes Combs an attractive location for those seeking a tranquil yet accessible lifestyle.

Combs Green

In the peaceful village of Combs, this link detached home offers a harmonious blend of comfort and style. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house.

The main floor features a cosy lounge, perfect for relaxation and family gatherings. The kitchen is equipped with wood work surfaces that add a touch of rustic charm. It includes a butler sink and ample space for various appliances, catering to all your cooking needs. Adjoining the kitchen, the conservatory is a sunlit haven with French doors that open to the rear garden. This space can be utilised as a dining area, reading nook, or simply a place to enjoy the beauty of the outdoors from the comfort of your home.

Upstairs, the home offers three well-appointed bedrooms. The master bedroom features a built-in cupboard for added storage and convenience. The family bathroom is equipped with a three-piece suite, providing everything needed for daily routines.

The rear garden is a private oasis, enclosed by a fence to ensure privacy. It features a hosting patio area for outdoor dining and a lawn area perfect for children to play or for gardening enthusiasts. The shrubbery borders add a touch of nature, enhancing the garden's appeal. Beyond the garden are stunning field views.

Completing the exterior is a garage with power and light, providing ample space for storage or a workshop. The driveway offers off-street parking spaces, accommodating multiple vehicles and ensuring convenience.





Accommodation

Entrance Hall

Part glazed door and frosted window to side, stairs to first floor and ceramic tiled flooring.

Lounge

Window to front and side, TV point, coved ceiling, radiator, wall lights and carpeted flooring.

Kitchen

Two windows to rear, wall and base units with wood work surfaces, butler sink with mixer tap, electric oven with hob and extractor, integrated dishwasher, space for fridge freezer and washing machine, part tiled walls, radiator, under stairs cupboard and ceramic tiled flooring.

Conservatory

Windows to three sides, French doors to rear garden, Velux to rear, spot lights and ceramic tiled flooring.

Landing

Window to side, access to loft and carpeted flooring.

Bedroom One

Window to front, radiator and carpeted flooring.

Bedroom Two

Window to rear, built in cupboard, radiator and carpeted flooring.

Bedroom Three

Window to front, radiator and carpeted flooring.

Bathroom

Frosted window to rear, panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level WC, part tiled walls, heated towel rail and vinyl flooring.

Outside

Rear Garden

Fence enclosed with side access gate, patio and lawn, flower and shrubbery borders with outside light and tap.

Garage

Up and over door, door and window to rear, power and light, boiler and space for tumble dryer.



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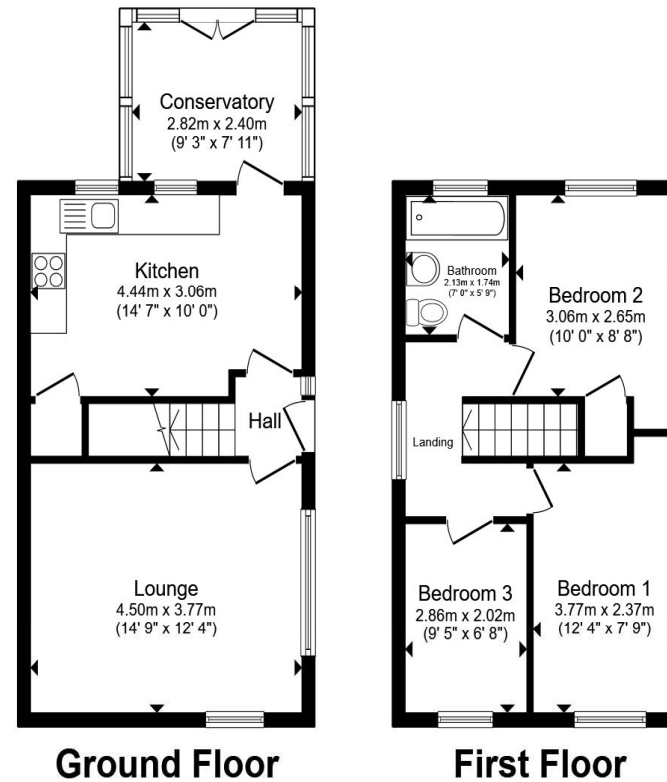
- Three Bedroom Link Detached Family Home
- Spacious Ground Floor Living
- Integrated Kitchen
- Conservatory
- Boiler with 10 Year Warranty fitted August 2024

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£325,000



Total floor area 81.4 m² (876 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



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Property Ref:
SMK105429 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


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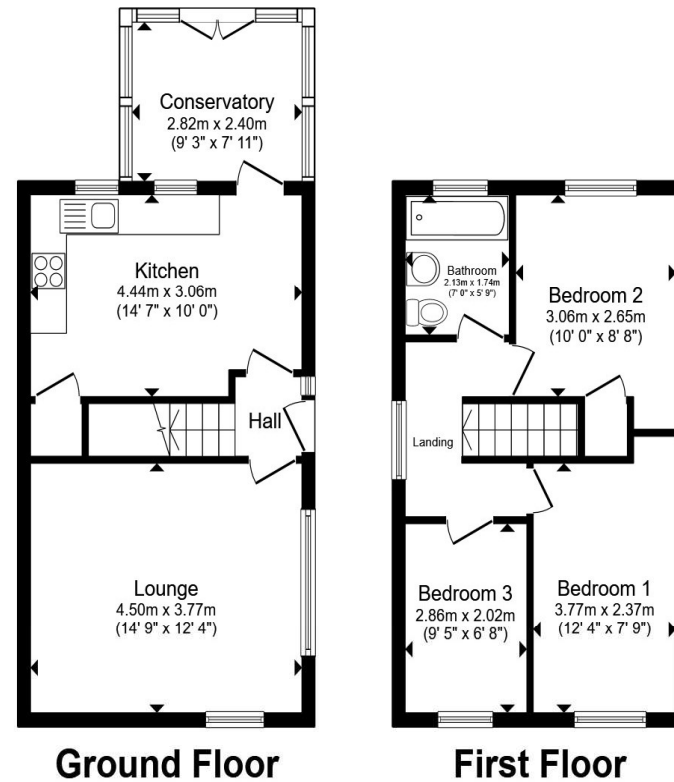
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