



Jacks Lane, Combs, STOWMARKET, IP14 2NQ

welcome to

Jacks Lane, Combs, STOWMARKET

A stunning three bedroom cottage built in 1999 using reclaimed materials, blending charm with modern comfort. Features spacious living areas, ensuite master, updated bathroom, garage, parking & garden backing onto fields. Immaculate condition. Viewings highly recommended!

Combs

Combs is a picturesque Suffolk village just south of Stowmarket, known for its historic charm and scenic countryside. With easy rail access to London, nearby shops, schools, and leisure facilities, it offers a perfect balance of rural tranquillity and modern convenience. Great walks, friendly neighbours, and strong community spirit makes Combs an ideal place to live.

Accommodation

Entrance Hall

12' 2" x 9' 3" (3.71m x 2.82m)

The property is entered through a part glazed front door with stairs to first floor, exposed feature brick wall and wooden flooring.

Living Room

17' 7" x 12' 2" (5.36m x 3.71m)

Windows to rear and side, French doors to side, fireplace with brick surround with wood burner.

Dining Room

11' 10" x 11' 1" (3.61m x 3.38m)

Window to front, French doors to rear garden and wooden flooring.

Kitchen

13' 10" x 10' 7" (4.22m x 3.23m)

Window to rear, fitted with a range of wall and base units with roll top work surfaces, butler sink, wall lights, space for cooker with extractor over, spotlights and tiled flooring.

Utility

6' 5" x 5' 10" (1.96m x 1.78m)

Window to front, fitted with wall and base units with roll top work surfaces, butler sink, built in cupboard, radiator and tiled flooring.

Shower Room

Window to front, fitted with a suite comprising a shower cubicle, low level wc, wash hand basin, heated towel rail and tiled flooring.

First Floor Landing

Window to front, airing cupboard, radiator and doors leading to;

Bedroom One

16' 9" x 11' 6" max (5.11m x 3.51m max)

Window to front, Velux window to rear, radiator and door to;

En Suite

Window to front, fitted with a suite comprising a double shower cubicle, low level wc, wash hand basin and heated towel rail.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

Window to front, radiator

Bedroom Three

12' 2" x 9' 4" (3.71m x 2.84m)

Window to side and radiator.





Bathroom

Window to side, suite comprising a free standing bath with shower over, low level wc, wash hand basin and radiator.

Outside Front Garden

Paved with shingle areas and driveway providing ample off road parking which leads to garage.

Rear Garden

Hedge enclosed, mature trees, flower and shrubbery borders, laid to lawn with patio areas and field views.

Garage

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



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welcome to

Jacks Lane, Combs STOWMARKET

- Charming three bedroom cottage built in 1999
- Constructed with reclaimed bricks, timber and roof tiles
- Spacious living & dining rooms plus utility & shower room
- En-suite master and modern family bathroom
- Garage, parking & garden backing onto fields

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£550,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
SMK104841 - 0007

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