

Rock Estates

Webbs Close

Stowmarket, IP14 2NZ

Guide price £475,000

4 2 2

Webbs Close

Stowmarket, IP14 2NZ

- NO ONWARD CHAIN
- Detached Family Home
- Double Garage with Electric Roller Doors
- Four Bedrooms
- Kitchen/ Breakfast Room
- Study / Home Office
- Newly Installed Oil Boiler 2026
- Views Across Neighbouring Farm Land
- Ample Off Road Parking
- Modern Upgrades Throughout

Situated within a quiet cul-de-sac in the village of Combs, this detached family home has been thoughtfully upgraded throughout, blending contemporary finishes with practical family living.

A welcoming entrance hall leads to a spacious & versatile layout. The modern kitchen/breakfast room offers ample storage & workspace, complemented by a separate utility room providing additional space. Two generous reception rooms include a formal dining room & spacious living room, whilst a separate office provides the perfect environment for home working or a children's playroom. A convenient ground floor cloakroom completes the accommodation.

A striking glass balustrade staircase leads to the first floor, where a large feature window floods the landing with natural light. Built-in storage cupboards maximise practicality, whilst four well-proportioned bedrooms provide excellent family accommodation. Three bedrooms benefit from fitted storage, including the impressive principal suite with dual aspect windows offering views across neighbouring farmland & ensuite shower room. The spacious family bathroom is equally well appointed, offering built-in storage together with a bath & shower over.

Outside, the enclosed rear garden is predominantly laid to lawn, & complemented by a patio ideal for outdoor dining & entertaining, whilst mature flower beds filled with established shrubs & planting create colour & interest throughout the seasons.

The property also benefits from a double garage with electric roller doors, power, lighting & direct access into the rear garden. A generous brick paved driveway provides ample off-road parking.

Combs is a desirable village offering a peaceful countryside setting. The village benefits from a well-regarded primary school, church & public house. Neighbouring Stowmarket provides supermarkets, cafés, leisure facilities and a mainline railway station with direct services to London Liverpool Street whilst the nearby A14 offers excellent road links.

















Front
Partly laid to lawn with thoughtful planting of mature shrubs and bushes. A brick paved driveway offers ample off road parking, leading to -

Porch
Radiator. Part glazed door opening to:

Hallway
Stairs to first floor with an Oak and glass balustrade and tread lights. Under stairs cupboard. Spotlights. Coving. Vertical radiator. Doors to:

Kitchen/ Breakfast Room 14'6" x 9'10" (4.42 x 3.00)
Double glazed window to rear. Range of wall and floor mounted cupboards with under cabinet lighting and drawers. Grey effect work top with matching up-stand. Integrated sink with mixer tap over. Water softener. Inset BOSCH induction hob with extractor hood over and glass splashback. Integrated eye level BOSCH double oven. Two integrated under counter fridges. Integrated freezer. Tiled floor. Spotlights. Breakfast table with matching worktop. Chrome plugs and sockets. TV Ariel. Coving. Vertical radiator. Door to:

Utility Room 7'8" x 6'0" (2.35 x 1.85)
Double glazed window to front. Part glazed door opening to the rear garden. Range of wall and floor units. Space for washing machine and tumble dryer. Part tiled wall. Inset sink with mixer tap over. Oil boiler. Tiled floor. Coving. Spotlights. Radiator.



Dining Room 11'0" x 8'5" (3.36 x 2.58)
Double glazed window to rear. Built in storage unit with cupboards and shelving. Spotlights. Coving. Radiator.

Cloakroom
Double glazed window to front. Low level W.C. Pedestal hand wash basin with chrome mixer tap over. Wall mounted cupboards. Part tiled walls. Vinyl tile flooring. Spotlights. Coving. Radiator.

Living Room 18'2" x 12'2" (5.54 x 3.73)
Double glazed windows to side and rear. Double glazed patio doors open to the rear garden. Fireplace with inset electric fire. Spotlights. Coving. Two radiators.

Office 8'3" x 8'0" (2.54 x 2.44)
Double glazed windows to front and side. Built in office storage and desk space providing ample working space and storage. Spotlights. Coving. Vertical radiator.

Landing
Double glazed windows to front. Airing cupboard. Storage cupboard. Loft hatch with ladder. Spotlights. Coving. Vertical radiator. Doors to:



Bedroom One 12'5" x 11'0" (3.79 x 3.36)
Double glazed windows to side and rear with views across neighbouring farmland. Built in wardrobes and storage cupboards and drawer units. Spotlights. Coving. Radiator. Door to:

Ensuite
Double glazed window to front and side. Shower cubicle with power shower fitted. Low level W.C. with hidden cistern. Storage unit with marble top and inset sink with chrome mixer tap over. Wall mounted cupboards. Shaver point. Extractor fan. Part tiled walls. Tiled floor. Spotlights. Chrome heated towel rail.



Bedroom Two 14'3" x 9'6" (4.36 x 2.90)
Double glazed windows to side and rear. Built in wardrobe. Built in cupboards and drawers. Spotlights. Coving. Two radiators.

Bedroom Three 11'0" x 7'8" (3.36 x 2.34)
Double glazed window to rear. Built in wardrobe. Coving. Radiator.

Bedroom Four 9'7" x 8'1" (2.93 x 2.47)
Double glazed windows to front and side. Coving. Radiator.

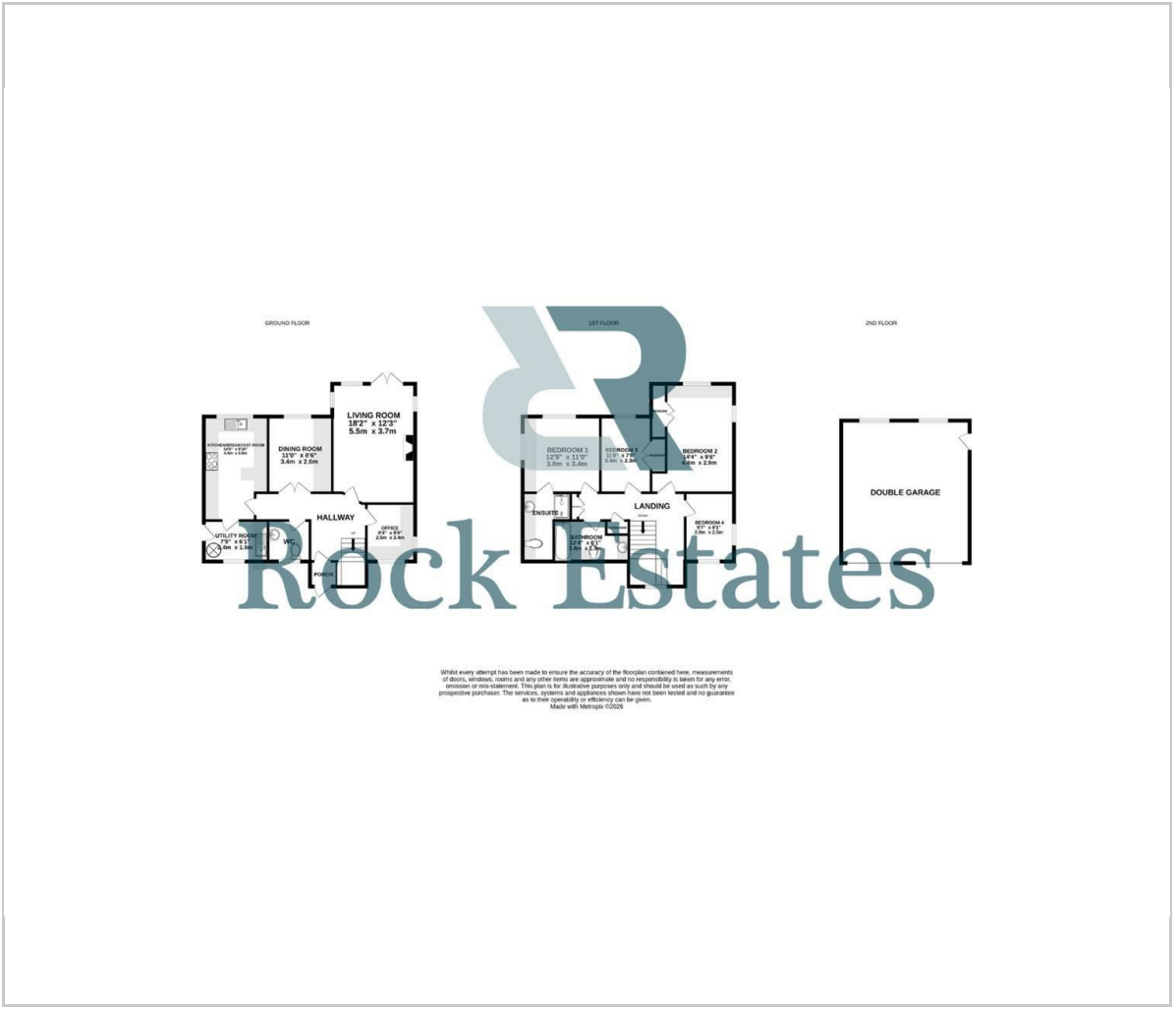
Bathroom 12'4" x 6'1" (3.76 x 1.86)
Two double glazed windows to front. Bath with shower over and folding glass privacy screen. Cupboards with marble top and inset W.C. with hidden cistern. Additional cupboards with inset ceramic sink with chrome mixer tap over. Wall mounted cupboards. Electric shaver point. Tiled walls and floor. Extractor fan. Spotlights. Coving. Vertical chrome heated radiator.



Rear Garden
The rear garden is fully enclosed and is predominantly laid to lawn with a patio providing ample space for outdoor relaxing and entertaining. There is a mature border offering an array of established flowers, shrubs and bushes. The oil tank is neatly tucked away behind a locked wooden fenced area. A private door provides access to the double garage, whilst a metal gate provides access to the front of the property. There are two outside taps and security lighting, as well as a security video system with audible alerts.

Parking & Garage
Brick paved driveway providing ample off road parking for a number of cars.
Double garage with two electric roller doors, power and light connected and private entrance door from the rear garden.

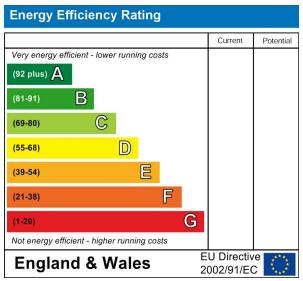
Floor Plan

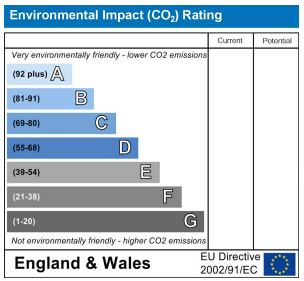


Area Map



Energy Efficiency Graph





Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, 119, High Street,, Needham Market,, Suffolk,, IP6 8DQ
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk