





Anvil Way, Combs, Stowmarket, IP14 2FF

william h brown

welcome to

Anvil Way, Combs, Stowmarket

Discover this charming 2-bed detached bungalow in Combs! Immaculately presented, it features a modern kitchen, garden room with French doors to a private garden & garage. Enjoy a master suite with built-in wardrobes & the peace of mind of an NHBC warranty. Don't miss out!

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.

Anvil Way

In the sought-after location of Combs, Stowmarket, this delightful, detached bungalow offers a harmonious blend of comfort and modern living. The property is impeccably presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

Upon entering, you are greeted by a spacious entrance hall featuring two built-in cupboards for ample storage and access to a loft, adding further practicality to the home. The heart of the bungalow is its fully integrated modern kitchen, designed to cater to all your culinary needs with style and efficiency.

The living room is a bright and inviting space, boasting French doors that open directly to the rear garden, seamlessly blending indoor and outdoor living. Additionally, the garden room, also equipped with French doors, provides a tranquil retreat to enjoy the garden views all year round.

The property comprises two well-proportioned bedrooms, with the master suite offering the luxury of built-in wardrobes, and a shower room features a sleek three-piece suite.

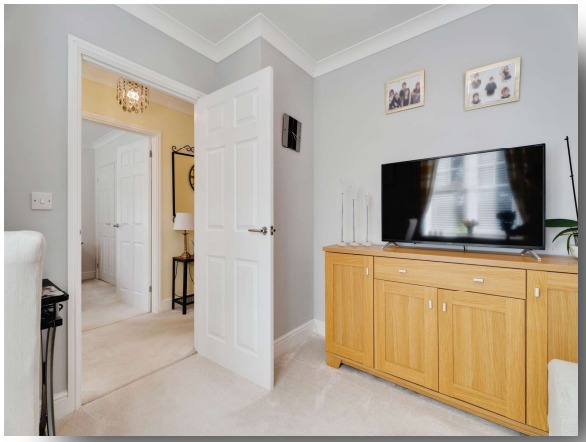
The rear garden is a private oasis, enclosed with fencing for added seclusion. It presents a variety of features including a lawn, hosting patio, and decking areas ideal for outdoor entertaining. The garden is bordered by tasteful shrubbery and includes a greenhouse, perfect for gardening enthusiasts. A side access gate adds convenience to this enchanting outdoor space.

This property comes with the added peace of mind of a remaining NHBC warranty, underscoring its quality and durability.









Accommodation

Entrance Hall
Part glazed front door, two built-in cupboards, access to loft, coved ceiling, radiator and carpeted flooring.

Kitchen
Window to rear, part glazed door to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with hob and cooker hood over, integrated fridge freezer, dishwasher and washing machine, spotlights, coved ceiling, radiator and vinyl flooring.

Garden Room
Windows to three sides and French doors to rear garden, spotlights, electric heater, radiator, wall lights and ceramic tiled flooring.

Living Room
French doors to rear, electric fire and surround and radiator.

Bedroom One
Window to front, built-in wardrobes, coved ceiling, radiator and carpeted flooring.

Bedroom Two
Window to front, coved ceiling, radiator and carpeted flooring.

Shower Room
Frosted window to side, fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin with mixer tap and low level WC, part tiled walls, coved ceiling, spotlights, heated towel rail and vinyl flooring.

Outside

Garage
Up and over door, power and lighting and door to side.

Rear Garden
Fence enclosed with side access gate, patio, lawn and decking areas, flower and shrubbery borders and greenhouse.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

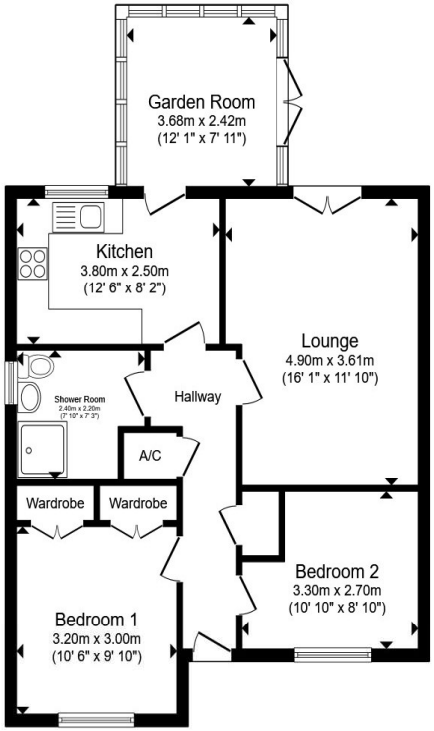
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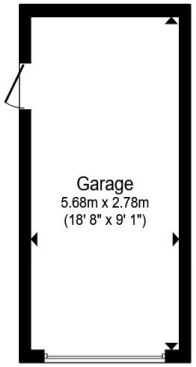
- 2-Bed Detached Bungalow
- Modern Integrated Kitchen
- Garden Room
- Garage & Off Road Parking
- Private Garden With Hosting Patio & Greenhouse

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£320,000



Floor Plan



Garage

Total floor area 85.6 m² (921 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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The Property Ombudsman

Property Ref:
SMK105652 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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