



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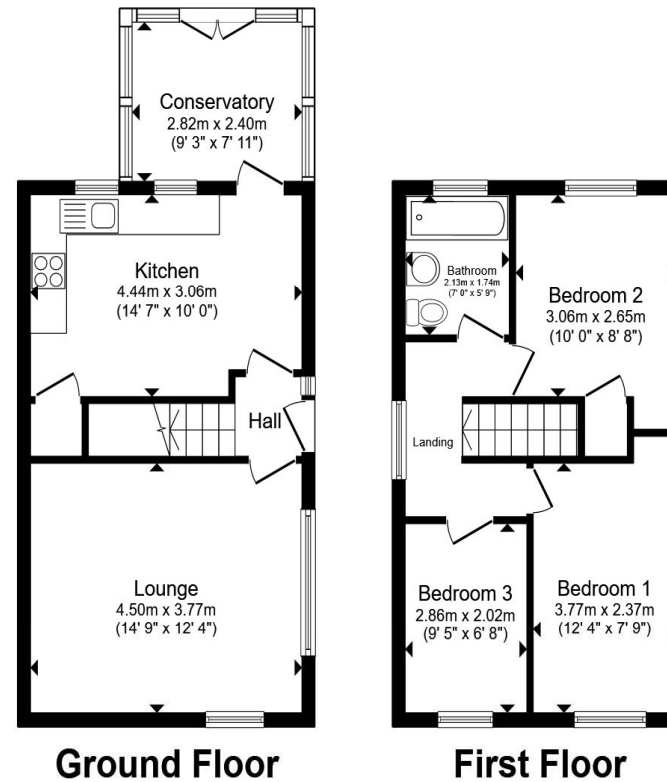
- Three Bedroom Link Detached Family Home
- Spacious Ground Floor Living
- Integrated Kitchen
- Conservatory
- Boiler with 10 Year Warranty fitted August 2024

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 - 0006

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