



Tannery Road, Combs, STOWMARKET, IP14 2EN

welcome to

Tannery Road, Combs, STOWMARKET

This exceptional semi-detached bungalow, a former barn with extension, offers a spacious layout with light-filled rooms, versatile bedrooms, three en-suites & ample storage space. Outside, a private courtyard & driveway for four cars await. Must be viewed to fully appreciate. Call to book!

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.

Tannery Road

Welcome to this semi-detached bungalow, a former barn conversion that seamlessly blends rustic charm with modern elegance. Thoughtfully extended and tastefully modernised throughout, this home offers a unique living experience.

As you step through the stunning part-glazed front door, framed by frosted windows, you're greeted by a welcoming entrance hall. The contemporary spotlights and sleek vinyl flooring set a sophisticated tone for the rest of the home.

A cosy living room, perfect for relaxation, leads into a dining area. This spacious layout is ideal for entertaining guests or enjoying family meals. Equipped with wall and base units, the utility room offers room for a washing machine and tumble dryer. It also provides access to the loft, adding valuable storage options. The convenient cloakroom features a modern two-piece suite for guests' needs.

The heart of this home is the well-appointed kitchen, featuring ample wall and base units. With designated spaces for a dishwasher and fridge freezer, along with a built-in cupboard, it caters to all your culinary needs.

Currently utilised as a study, bedroom four could easily be transformed into a spacious bedroom, depending on your lifestyle needs. Offering a touch of luxury, bedroom one boasts French doors leading to the front and an en-suite bathroom with a three-piece suite for ultimate convenience. A secondary hallway provides access to bedrooms two and three, each accompanied by their own en-suite bathrooms, ensuring privacy and comfort for family or guests.

The property is complemented by a courtyard garden, enclosed by fencing for privacy. Double gates provide easy access to the front, where a generous driveway accommodates up to four cars.

Accommodation Entrance Hall

Part glazed front door and frosted windows to front, spotlights and vinyl flooring.

Living Room

Two windows to front, radiator and carpeted flooring.





Dining Room

Three windows to rear, radiator and carpeted flooring.

Utility

Fitted with a range of wall and base units with roll top work surfaces, space for washing machine and tumble dryer, access to loft, heated towel rail and vinyl flooring.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin and vinyl flooring.

Kitchen

Window to front, 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, space for dishwasher, fridge freezer, part tiled walls, radiator, built-in cupboard and vinyl flooring.

Hall

Built-in cupboard, airing cupboard and vinyl flooring.

Study/Bedroom Four

Window to front, spotlights, radiator and carpeted flooring.

Bedroom One

French doors to front, radiator and carpeted flooring.

En-Suite

Fitted with a three-piece suite comprising a shower cubicle, vanity sink with mixer tap and low level WC, part tiled walls, spotlights, heated towel rail and vinyl flooring.

Hall

Access to loft and vinyl flooring.

Bedroom Three

Two windows to side, radiator and carpeted flooring.

En-Suite

Fitted with a three-piece suite comprising a shower cubicle, vanity sink with mixer tap and low level WC, part tiled walls, spotlights, heated towel rail and vinyl flooring.

Bedroom Two

Window to front, radiator and carpeted flooring.

En-Suite

Frosted window to front, fitted with a three-piece suite comprising a shower cubicle, vanity sink with mixer tap and low level WC, spotlights, part tiled walls, heated towel rail and vinyl flooring.

Outside

Courtyard Garden

Fence enclosed, double gates leading to the front of the property.

Parking

Driveway for four cars.

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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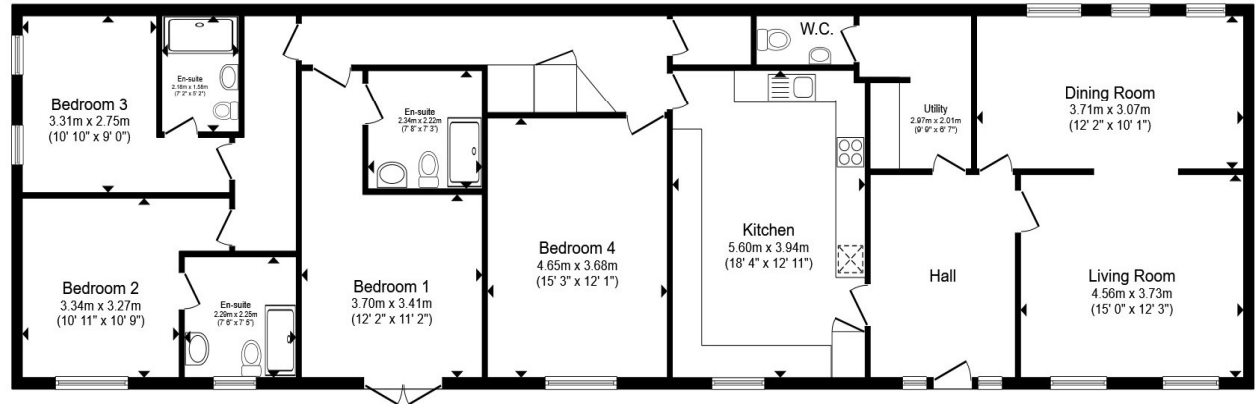
welcome to

Tannery Road, Combs, STOWMARKET

- Semi-Detached Bungalow
- Former Barn Conversion With Extension
- Three Double Bedrooms With En-Suites
- Modern Kitchen With Utility
- Study/Fourth Bedroom

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

offers in excess of
£425,000



Total floor area 168.5 m² (1,814 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:
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