



Rock Estates



Webbs Close

Combs, Stowmarket, IP14 2NZ

Guide price £475,000 - £500,000



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** GUIDE PRICE £475,000-£500,000 **

Located in a quiet cul-de-sac, this substantial detached home offers an exceptional opportunity for family living. With five generously sized bedrooms, this property is perfect for those seeking ample space and comfort.

This impressive home boasts a well-thought-out layout, including living room, dining room, study, kitchen and utility, as well as downstairs cloakroom, upstairs offers FIVE bedrooms with ensuite to master and family bathroom, ensuring that every corner is utilised effectively.

The quiet location enhances the appeal, providing a peaceful retreat from the hustle and bustle of everyday life. Surrounded by a friendly neighbourhood, residents can enjoy the benefits of a close-knit community while still being conveniently located near local amenities and transport links.

With its combination of size, location, and potential, this property is a rare find in the market. Whether you are looking to settle down with your family or seeking a spacious home to accommodate guests, this house in Combs is sure to meet your needs. Do not miss the chance to make this wonderful property your new home.

Entrance Porch

Double glazed window to side. Coving. Laminate flooring.

Entrance Hall

Stairs to first floor. Understairs cupboard. Coving. Radiator. Laminate flooring.

Cloakroom

Double glazed frosted window to front. Low level wc. Pedestal basin with mixer tap over. Part tiled walls. Coving. Radiator. Laminate flooring.





Study

7'8" x 7'8" (2.36 x 2.36)

Double glazed windows to front and side. Coving. Radiator. Laminate flooring.

Living Room

17'7" x 13'3" (5.36 x 4.06)

Double glazed windows to rear and side. Patio doors to rear. Coving. Two radiators. TV point. Feature fireplace housing gas fireplace. Carpet flooring.

Dining Room

10'2" x 10'2" (3.10 x 3.10)

Double glazed window to rear. Coving. Radiator. Carpet flooring.

Kitchen

13'3" x 10'0" (4.06 x 3.05)

Double glazed window to rear. Wall and base level units with worksurfaces over. Integrated double oven with induction hob and extractor over. Integrated fridge freezer and dishwasher. Inset stainless steel sink and drainer unit with mixer tap over. Spotlights. Coving. Radiator. Tiled flooring.

Utility Room

6'0" x 7'4" (1.85 x 2.26)

Double glazed window to side. Wall and base level units with worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer, washing machine and tumble dryer. Coving. Radiator. Tiled flooring.

Landing

Double glazed window to side. Built in cupboard. Carpet flooring. Access to;

Master Bedroom

13'5" x 11'6" (4.09 x 3.51)

Double glazed window to front and side. Coving. Radiator. Carpet flooring. Door to;

Ensuite

Double glazed frosted window to side. Low level wc. Shower cubicle. Vanity sink with mixer tap over. Extractor. Coving. Heated towel rail. Vinyl flooring.

Bedroom Two

16'11" x 10'2" (5.18 x 3.12)

Double glazed window to front. Two velux skylights. Two radiators. Carpet flooring.

Bedroom Three

13'5" x 11'8" (4.09 x 3.58)

Double glazed window to rear and side. Built in wardrobe. Coving. Radiator. Carpet flooring.

Bedroom Four

10'0" x 10'0" (3.07 x 3.07)

Double glazed window to rear. Built in wardrobe. Coving. Radiator. Carpet flooring.

Bedroom Five

9'4" x 8'7" max (2.87 x 2.64 max)

Double glazed window to front and side. Built in wardrobe. Coving. Radiator. Carpet flooring.

Family Bathroom

Double glazed window to front and side. White suite comprising panelled bath with mixer tap, low level wc and vanity basin with mixer tap over. Coving. Part tiled walls. Heated towel rail. Vinyl flooring.

Outside

Rear Garden

A fully enclosed rear garden mainly laid to lawn with mature shrubs and patio area. Shed, outside tap, side access gate. The house also benefits from 14 solar panels.

Garage and Parking

The front of the property is handstanding providing parking for several vehicles. The double garage has up and over doors, power and light, double glazed windows to rear and door to side.



Floor Plan



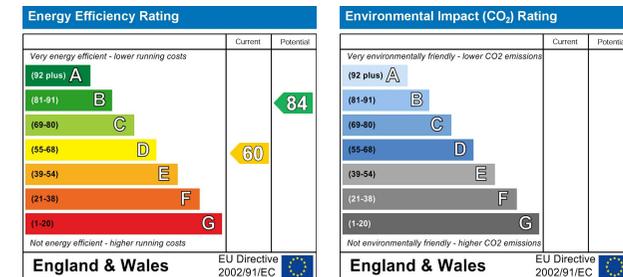
Viewing

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

Area Map



Energy Efficiency Graph



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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU
 Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk