

BUCKS

PROPERTY AGENTS



2 Combs Green, Combs, Stowmarket, IP14 2NP

Guide Price £375,000

- Detached Home
- Two Reception Rooms
- Utility
- Oil Radiator Central Heating
- South East Facing Rear Garden
- Three Bedrooms
- Kitchen/Family Room with Underfloor Heating
- Sealed Unit Triple & Double Glazing
- Single Garage & Off Road Parking
- Village Location

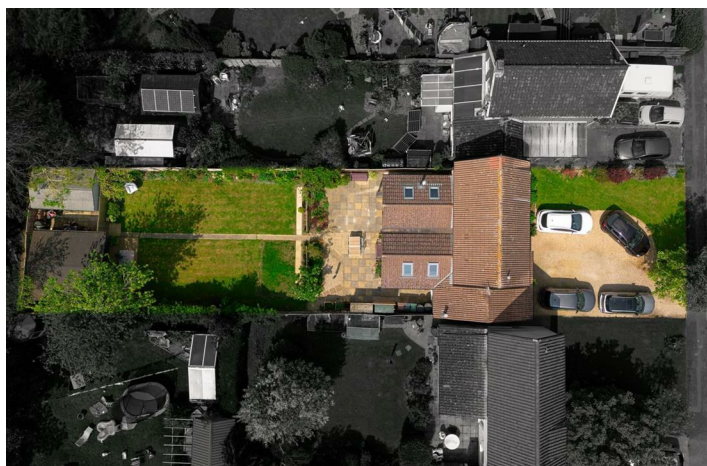
2 Combs Green, Stowmarket IP14 2NP

Bucks Property Agents are delighted to offer for sale this charming THREE BEDROOM DETACHED HOME located in the sought after village of Combs. The property boasts SEALED DOUBLE & TRIPLE UNIT GLAZING, OIL RADIATOR CENTRAL HEATING, NEW BOILER FITTED MAY 2025, TWO RECEPTION ROOMS, KITCHEN/FAMILY ROOM, DOWNSTAIRS CLOAKROOM, UTILITY, OFF ROAD PARKING, SINGLE GARAGE and a SOUTH/EAST FACING REAR GARDEN.

Nestled in a serene neighbourhood with the surrounding area known for its natural beauty and tranquil atmosphere, providing a perfect setting for a relaxed lifestyle with picturesque country walks and scenery. Combs Green is close to Combs Ford a suburb of Stowmarket that offers many amenities such as the Co-Op, local businesses, doctors, public houses, takeaways and primary school. The market town of Stowmarket is about 6 minutes drive away and offer a range of local and traditional shops, post office, leisure centre, cinema, schools and an abundance of supermarkets as well as a Railway Station with main links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and is within easy access to the A14 corridor.



Council Tax Band: C



Entrance Porch:

With window to front and to the side and laminate style flooring.

Hallway:

With stairs to first floor, understairs cupboard, laminate style flooring and radiator.

Cloakroom:

With low level WC, basin in vanity unit, tiled floor and heated towel rail.

Reception Room:

With laminate style flooring, radiator and opening leading to:-

Kitchen/Family Room:

A light and airy room with vaulted ceilings, four Velux windows, window to rear and bi fold doors leading to rear garden providing open space living. The kitchen offers a range of high and low level units, quartz worktops, stainless steel sink and drainer, integrated fridge and dishwasher, built in microwave and electric oven at eye level, induction hob with extractor hood and fan. Feature wood burner and this room has a tiled floor with underfloor heating.

Utility Room:

With range of high and low level units, stainless steel sink and drainer, space for tumble dryer, plumbing for washing machine, fully glazed door to outside and door leading to the garage.

Sitting Room:

With window to front, double doors leading from the kitchen, TV point and radiator.

First Floor Landing:

With high level window to front, loft access and shelved airing cupboard that houses the hot water tank.

Bedroom One:

With window to front and to the rear and radiator.

Bedroom Two:

With window to rear and radiator.

Bedroom Three:

With window to rear and radiator.

Bathroom:

With a high level window to front, bath with central mixer tap and shower over, basin in vanity unit, low

level WC, fully tiled walls, vinyl flooring and heated towel rail.

Outside:

To the front of the property is a gravel driveway providing off road parking for several vehicles, lawn, shrubs, tree and electric car charging point. A side gate leads to the established rear garden that comprises of a large patio area, mature shrubs and trees, lawn with pathway, shrub borders, decking and boiler. There is a cabin with laminate style flooring, power and light connected. A gate leads to a further large timber framed shed with power and light connected and the rear garden is surrounded by fencing and faces south-east.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Slight right onto Park Rd Slight right onto Bildeston Rd Turn right onto Combs Grn Destination will be on the right

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

