



**3 Hubbards Close, Combs, IP14 2AQ**

**Offers Over £300,000**

- New Build 10 Years NHBC Warranty
- High Specification Throughout
- En Suite to Master Bedroom
- Under Floor Heating to Ground Floor
- Desirable Village Location
- Semi Detached Three Bedroom Home
- Spacious Open Plan Kitchen/Dining Room
- Modern Integrated Appliances
- Off Road Parking & Carport
- Views Over Fields Front and Rear

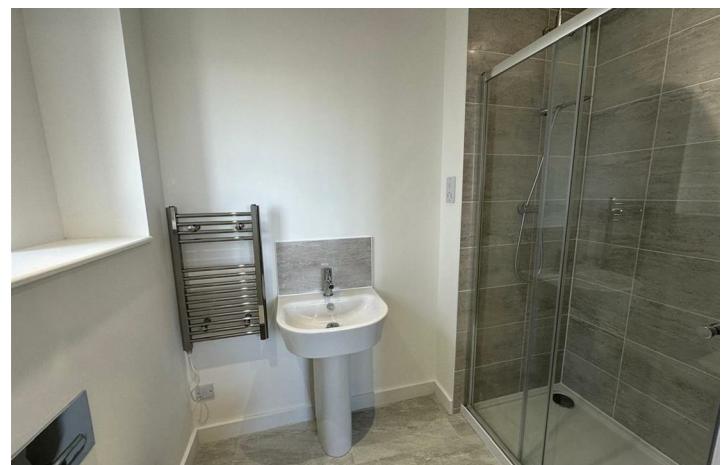
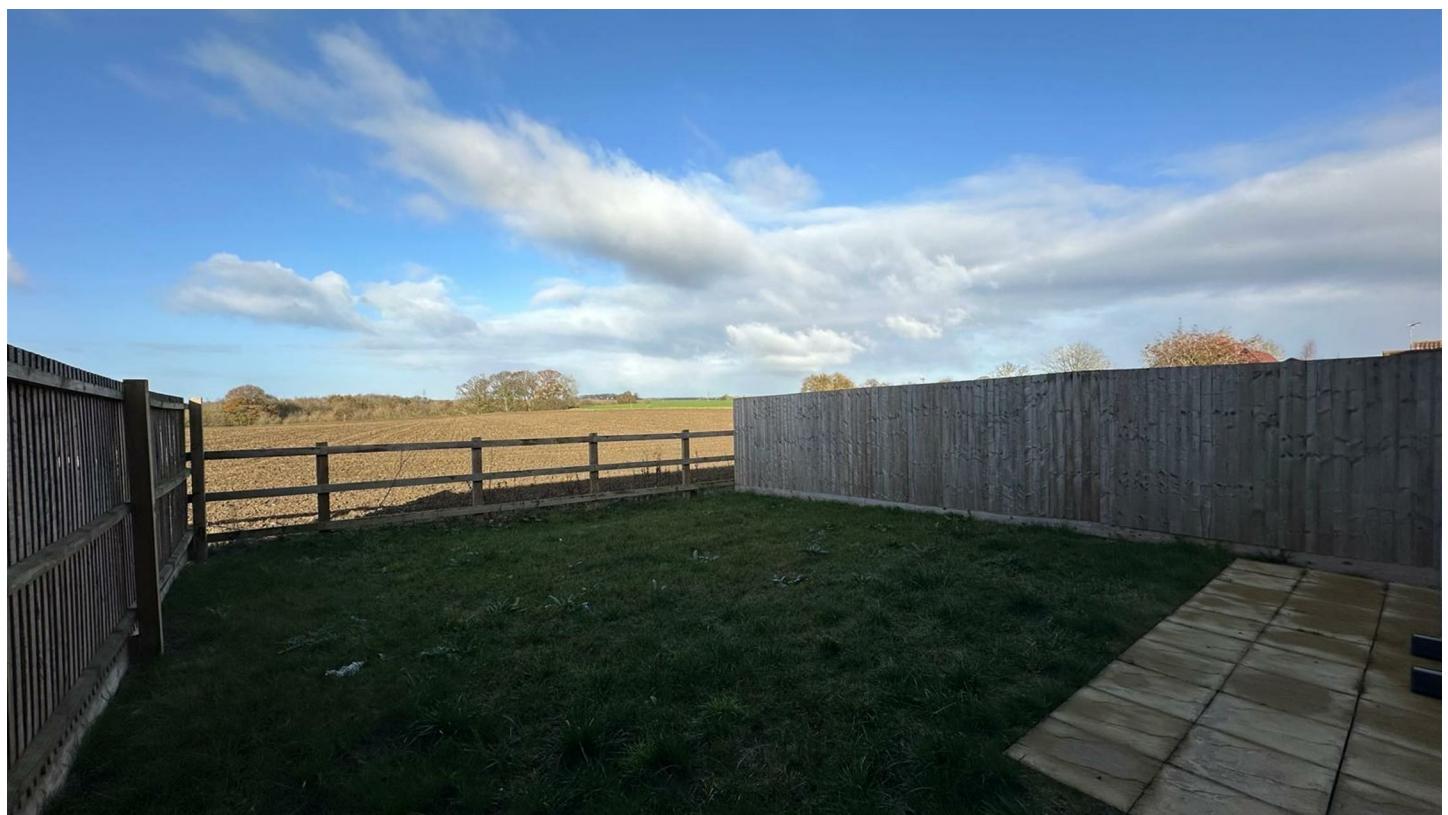
# 3 Hubbards Close, Combs IP14 2AQ

Located in the charming area of Hubbards Close, Combs, this stunning semi-detached house offers a perfect blend of modern living and comfort. As a new build, the property boasts contemporary design and high-quality finishes throughout, making it an ideal choice for families or professionals seeking a stylish home. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the open plan kitchen and dining area, which is equipped with modern appliances and designed for both functionality and style. This space is perfect for entertaining guests or enjoying family meals, with ample room for dining and relaxation. The property features three well-proportioned bedrooms, providing plenty of space for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for all occupants. Each room is designed to maximise natural light, creating a bright and airy feel throughout the home. Outside, the property benefits from off-road parking for two vehicles, a valuable feature in today's busy world. The views from the property add to its appeal, offering a serene backdrop to daily life.

Combs is a desirable village on the outskirts of Stowmarket approximately 3 miles away and has plenty to offer everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools and railway station with main connections to London Liverpool Street, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the opportunity to make this exceptional home yours and call us today for a viewing today.



Council Tax Band: C



**Entrance Hall:**  
With under stairs cupboard and stairs to first floor.

**Cloakroom:**  
With low level WC, pedestal basin and extractor fan.

**Kitchen/ Diner:**  
**19'1 x 15'5**  
A spacious room with windows to side, door to outside and French doors leading to the rear garden. Range of Shaker style modern kitchen units, stainless steel sink and drainer, matching works tops and splashbacks, integrated double oven at eye level, electric hob with extractor hood and fan, integrated dishwasher, integrated fridge freezer, space for washing machine and tumble dryer.

**Sitting Room:**  
**12'4 x 11'8**  
With window to front, TV point and sky cabling.  
Underfloor heating.

**First Floor Landing:**  
With loft access built in cupboard and further double cupboard housing the air source heat pump equipment.

**Master Bedroom:**  
**11'8 x 10'7**  
With windows to rear and radiator.

**En Suite:**  
With window to side, double shower cubicle, low level WC, pedestal basin, shaver point, part tiled walls, vinyl flooring, extractor fan and heated towel rail.

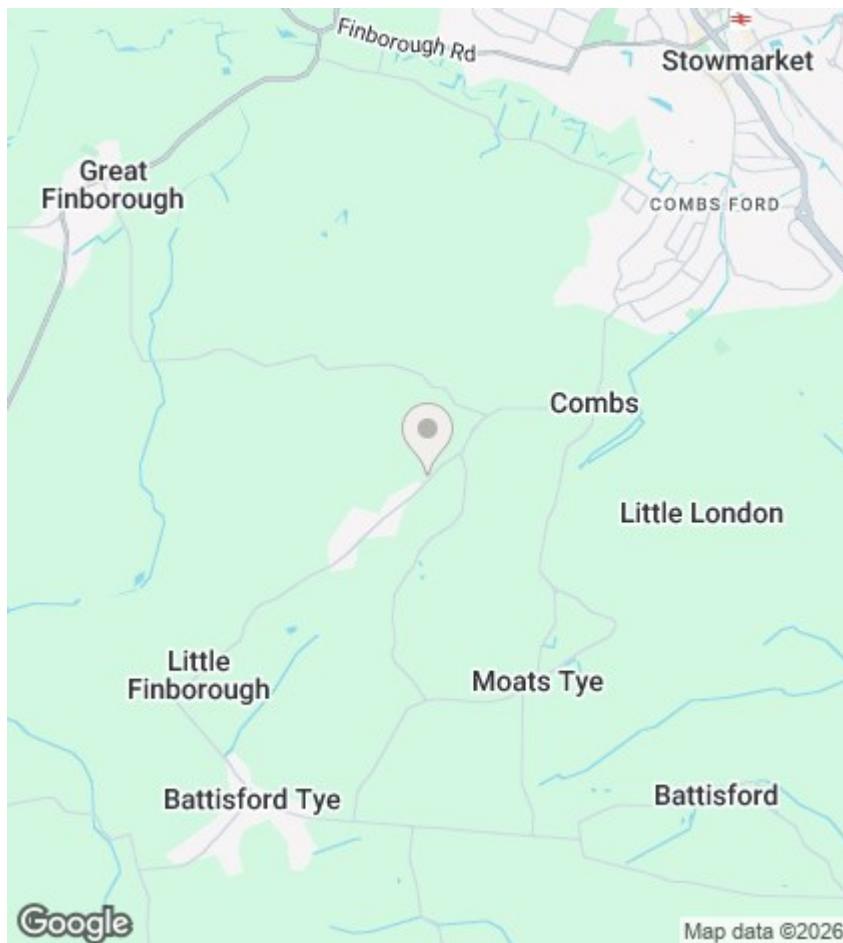
**Bedroom Two:**  
**39'4" x 13'1" x 26'2" x 13'1"**  
With window to front and radiator.

**Bedroom Three:**  
**8'11 x 8'9**  
With window to front and radiator.

**Bathroom:**  
With window to rear, bath with shower over and shower screen, low level WC, basin, shaver point, part tiled walls and heated towel rail.

**Outside:**  
To the front of the property are paving stones leading to the front door, EV charging point, pea shingle, one off road parking space and carport. The rear garden comprise of paving stones, lawn, air

source heat pump and for privacy and speculation is surrounded by fencing. The property benefits from views over fields to the front and rear.



## 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 Destination will be on the right

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

