

# BUCKS

PROPERTY AGENTS



2 Anvil Way, Combs, Stowmarket, IP14 2FF

Offers Over £295,000

- DETACHED BUNGALOW
- EN SUITE TO MASTER
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE
- TWO BEDROOMS
- SEALED UNIT DOUBLE GLAZING
- TWO RECEPTION ROOMS
- OFF ROAD PARKING



# 2 Anvil Way, Stowmarket IP14 2FF

Located in the tranquil cul-de-sac of Anvil Way, Combs, Stowmarket, this modern detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned reception rooms, this property is perfect for both relaxation and entertaining. The sitting room features patio doors that lead seamlessly into a charming conservatory, allowing natural light to flood the space and providing a lovely view of the garden. The bungalow boasts two spacious bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort. The second bathroom is conveniently located for guests and family alike. For those who value practicality, the property includes a single garage equipped with power and light, as well as off-road parking for two vehicles, making it ideal for families or those with multiple cars.

This home is not only well-appointed but also situated in a peaceful area, perfect for enjoying a quiet lifestyle while still being close to the town of Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Whether you are looking to downsize or seeking a comfortable home in a serene setting, this bungalow is a wonderful opportunity not to be missed.



Council Tax Band: C



#### **HALLWAY:**

With laminate style flooring, airing cupboard that houses the hot water tank, storage cupboard and radiator.

#### **KITCHEN:**

11'3" x 8'11"

With window to front and door to outside and tiled floor. Range of high and low level units, electric double oven at eye level, electric hob with extractor hood and fan, plumbing for washing machine, sink and drainer, tiled splash backs, integrated fridge freezer and radiator.

#### **SITTING ROOM:**

15'9" x 10'10"

With window to rear, French doors leading to conservatory, TV point, laminate style flooring and two radiators.

#### **CONSERVATORY:**

With surround windows, tiled floor and electric heater.

#### **BEDROOM ONE:**

12'0" x 10'10"

With window to rear, two fitted wardrobes and radiator.

#### **EN SUITE:**

With window to rear, shower in cubicle, hand basin, low level WC, half tiled walls and vinyl style flooring.

#### **BEDROOM TWO:**

9'0" x 9'0"

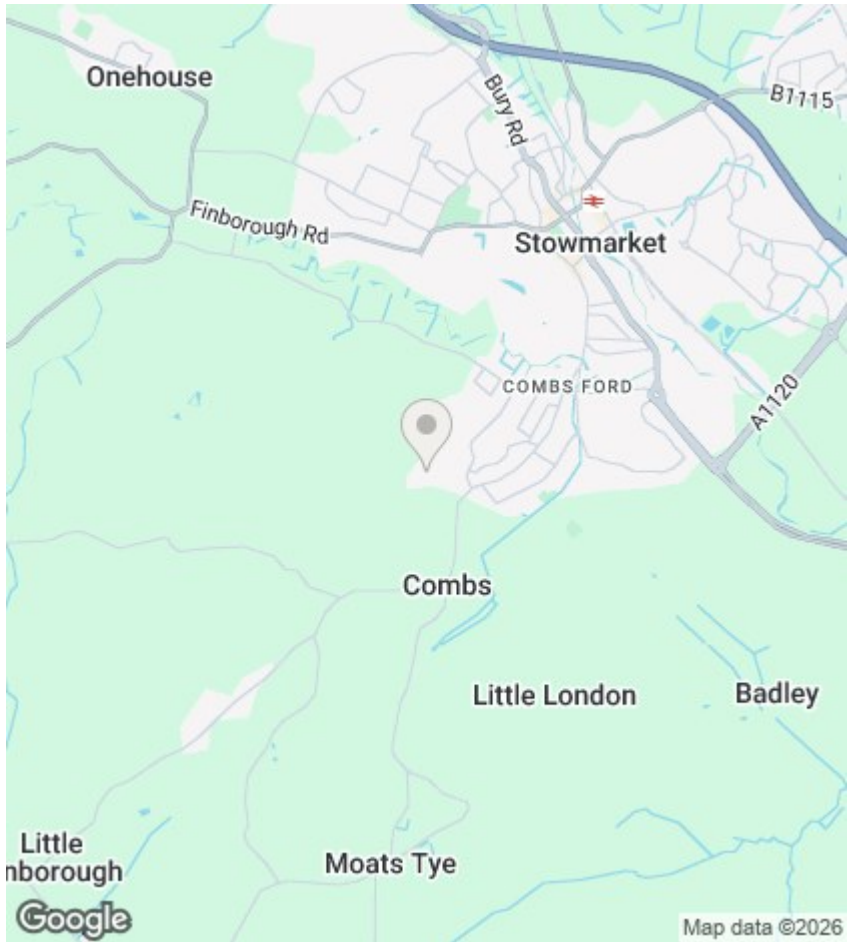
Window to front and radiator.

#### **BATHROOM:**

With window to front, bath with mixer tap, pedestal basin, tiled splash backs, low level WC, heated towel rail and vinyl style flooring.

#### **OUTSIDE:**

To the front of the property is a storm porch, shrub borders, brick wall with further shrubs and slate area. There is a driveway providing off road parking for two vehicles leading to a single garage with up and over doors, power and light connected and personnel door to side. A side gate leads to the rear garden that comprises of lawn, patio, shrub borders, shed, greenhouse which has electric connected and the garden is surrounded by fencing and wall.



## 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 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Turn right onto Farriers Rd Continue onto Coppersmith Turn right onto Anvil Wy./Coppersmith Destination will be on the left

## 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq ft. (99.4 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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