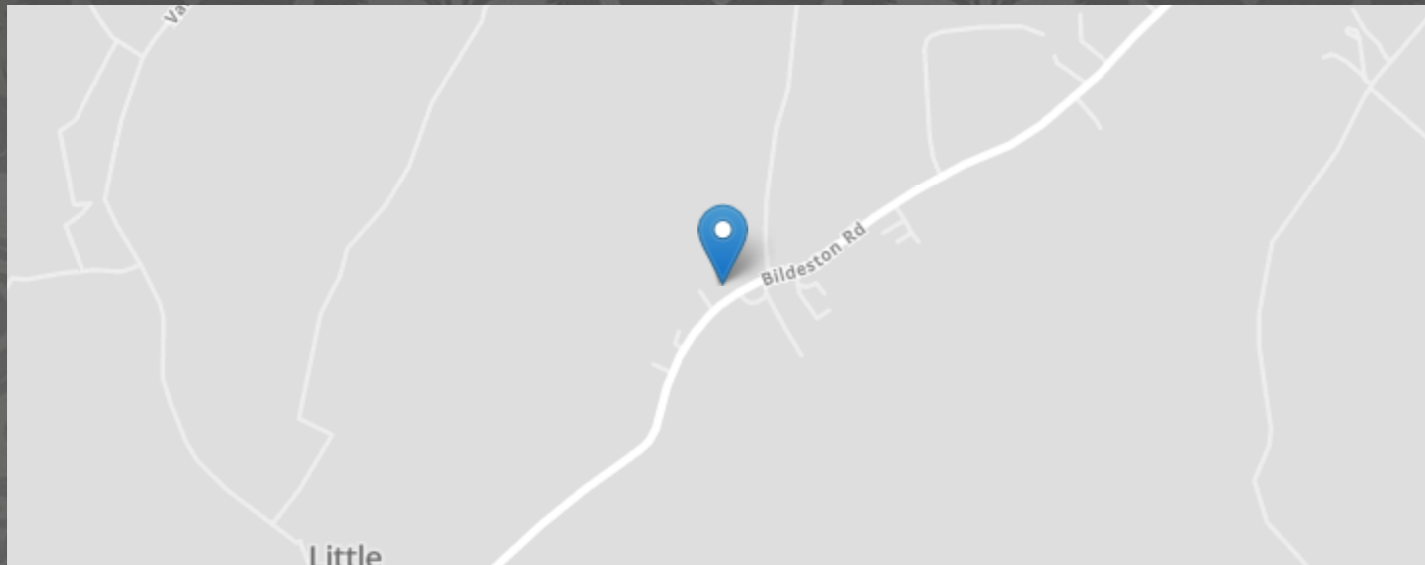


**Bildeston Road, Combs, Stowmarket**



- OFF ROAD PARKING AND DOUBLE GARAGE
- 1/4 ACRE ADDITIONAL PLOT OF LAND
- OPEN PLAN KITCHEN / DINER
- UNDERFLOOR HEATING AND EN-SUITE
- PRIVATE POND
- FOUR BED DETACHED BARN CONVERSION
- DOUBLE GLAZING THROUGHOUT
- 20' LOUNGE WITH WOOD BURNER



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**Bildeston Road, Combs, Stowmarket**

MARKS AND MANN ARE DELIGHTED TO OFFER FOR SALE THIS FOUR BEDROOM BARN CONVERSION. Located roughly two miles south of Stowmarket, this characteristic property boasts an ideal balance between modern comfort and old charm. Constructed roughly 250 years ago and converted into a home in 1989 it has a large open plan Kitchen/Diner with mostly integrated appliances and a cosy lounge with log burner as well as having a 1/4 acre plot of land directly opposite the drive currently used as a private forest walk/garden.

**£550,000 Guide Price**

## Bildeston Road, Combs, Stowmarket

### Front Garden

Decked seating area, pergola, lawned area, gravel driveway leading to the double garage and a deck and summer house overlooking the private pond. Three shed to remain located behind the garage.

### Entrance Hall

Skimmed ceiling, spotlighting, front and rear aspect wooden double glazed windows, fitted coat cupboard and wood effect tiled flooring with underfloor heating.

### W/C

Skimmed ceiling, spotlighting, wooden obscured double glazed window, heated towel rack and laminate tile flooring.

### Living Room

6.20m x 4.80m (20' 4" x 15' 9")  
Skimmed ceiling, wall lighting, radiator, log burner, side and rear aspect wooden double glazed windows and carpeted flooring.

### Kitchen/Diner

8.00m x 6.20m (26' 3" x 20' 4")  
Skimmed ceiling, overhead lighting, side and rear aspect wooden double glazed windows, rear aspect door, side aspect door, radiator, under stair storage and laminate tile flooring.  
Kitchen consists of a range of base and eye level units, integrated double oven, induction hob, extraction unit, washing machine, dishwasher and sink-drainer with space for a fridge freezer.

### Bedroom One

6.22m x 4.60m (20' 5" x 15' 1")  
Skimmed ceiling, spotlighting, fitted wardrobes, front and rear aspect wooden double glazed windows, airing cupboard and wood effect tiled flooring with underfloor heating.

### Landing

Skimmed vaulted ceiling, two skylights, overhead lighting, radiator and carpeted flooring.

### Bedroom Two

4.17m x 3.90m (13' 8" x 12' 10")  
Plastered ceiling, overhead lighting, side aspect wooden double glazed window, radiator fitted wardrobes and carpeted flooring.

### Bedroom Three

4.17m x 2.76m (13' 8" x 9' 1")  
Plastered ceiling, overhead lighting, side aspect wooden double glazed window, radiator and carpeted flooring.

### Bedroom Four

2.77m x 2.27m (9' 1" x 7' 5")  
Plastered ceiling, overhead lighting, skylight, loft hatch, radiator and carpeted flooring.

### Bathroom

2.77m x 1.80m (9' 1" x 5' 11")  
Four piece family bathroom with skimmed ceiling, spotlighting, skylight, heated towel rack and wood effect flooring.

### Garage

5.30m x 5.30m (17' 5" x 17' 5")  
accessed via the side door or the up and over garage door, there is electric and lighting as well as a boarded loft space.

### Separate Garden

1/4 acre plot of land directly opposite the driveway of the main property housing a greenhouse, shed and log cabin, it is currently used as a private forest walk/ garden.

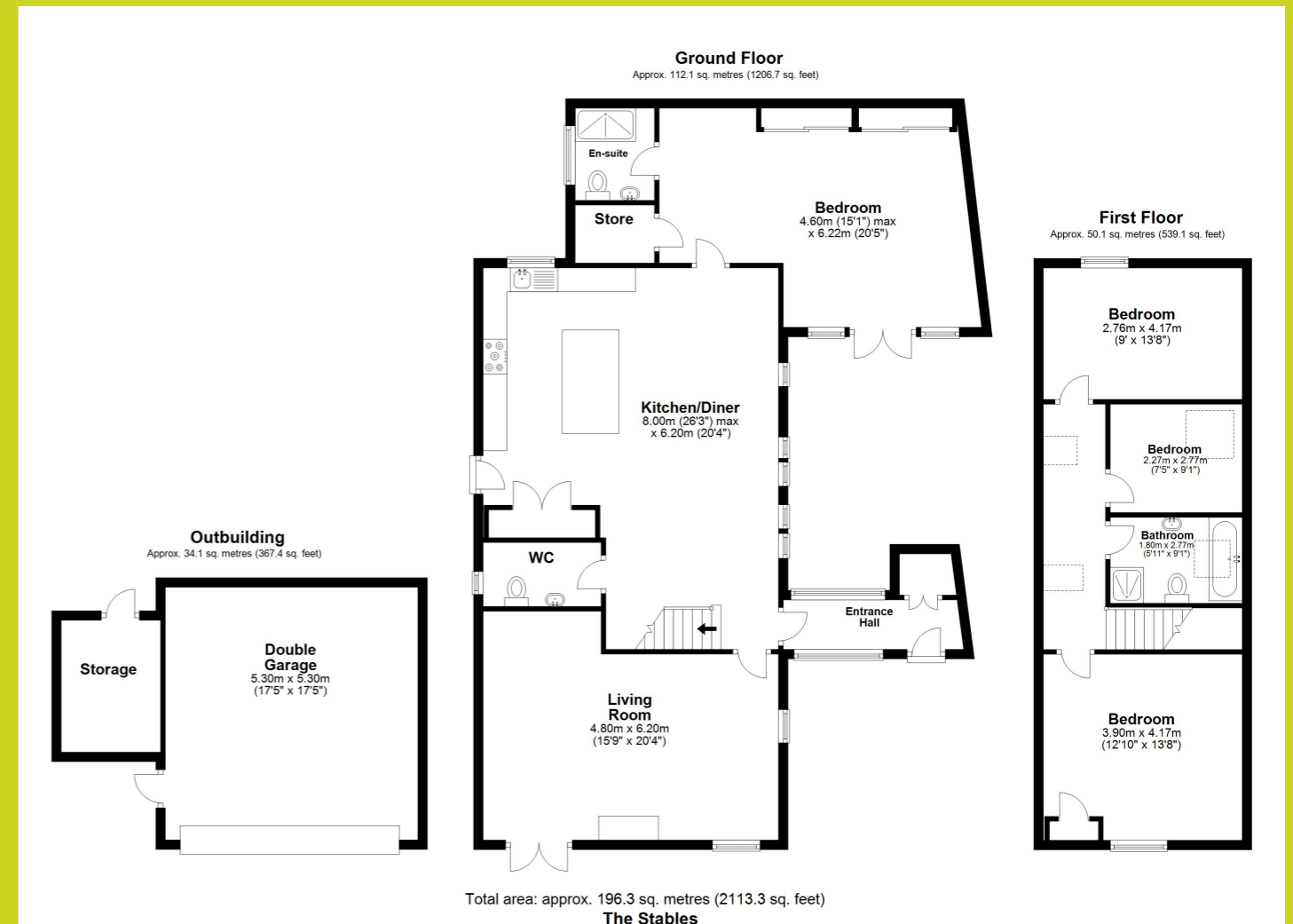
### Utilities & Services:

Mains water & electricity, private drainage, air source heat pump to underfloor heating & radiators.

### Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these

## Bildeston Road, Combs, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

