

- NEW BOILER IN 2023
- FRONT DOOR REPLACED
- LARGE DRIVEWAY
- SITTING ROOM WITH POTENTIAL FOR LOG BURNER
- LANDSCAPED GARDEN WITH SUMMERHOUSE/SHED

- NEW HEATING SYSTEM 2023
- REFRESHED THROUGHOUT
- CLOSE TO AMENITIES
- KITCHEN DINER WITH PANTRY

MARKS & MANN



Combs Lane, Stowmarket

Situated along the ever-popular COMBS LANE, this attractive TWO DOUBLE BEDROOM MID-TERRACED COTTAGE blends period charm with modern improvements and excellent outside space. The property has been refreshed throughout and benefits from a NEW BOILER AND FULL HEATING SYSTEM INSTALLED IN 2023, a NEW FRONT DOOR, and a well-balanced layout including a cosy front SITTING ROOM WITH A BLOCKED ORIGINAL FIREPLACE OFFERING POTENTIAL FOR A LOG BURNER, a spacious KITCHEN/DINING ROOM WITH USEFUL PANTRY STORAGE, and a well-appointed GROUND FLOOR BATHROOM WITH NEW HEATED TOWEL RAIL.

Externally, the home continues to impress with a LANDSCAPED REAR GARDEN, ideal for entertaining or relaxing, along with a generous summerhouse/shed providing excellent storage or workspace potential. To the front, a LARGE DRIVEWAY OFFERING OFF-ROAD PARKING FOR UP TO THREE VEHICLES — a rare and valuable feature for a property of this style. Located within easy reach of STOWMARKET TOWN CENTRE, LOCAL AMENITIES AND THE MAINLINE RAILWAY STATION, this charming cottage presents an ideal opportunity for FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS.

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£210,000 Offers in Excess of

Combs Lane, Stowmarket

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Ground Floor

Sitting Room

Positioned at the front of the property, the sitting room is a welcoming and cosy reception space, filled with natural light from the front aspect window. The room comfortably accommodates a range of living furniture and offers a calm, neutral backdrop following recent redecoration.

A notable feature is the original fireplace, which is currently blocked but offers excellent potential for reinstatement, making it ideal for a log burner or feature fireplace, subject to the relevant works. This provides a wonderful opportunity to add character and a focal point to the room.

Lobby

From the sitting room, an inner lobby provides access to the staircase rising to the first floor, as well as leading through to the kitchen/dining room. This separation works well, giving the sitting room a cosy, defined feel.

Kitchen/Dining Room

The kitchen/dining room is a spacious and practical room with excellent versatility. The layout comfortably allows for a dining table, making it ideal for everyday living or entertaining.

The kitchen offers generous worktop space, fitted units, and room for freestanding appliances - all white goods are included. A useful built-in pantry provides valuable additional storage and is a notable feature rarely found in properties of this size.

Cottage style floor tiles throughout with a double glazed window overlooking the rear of the property.

Rear Hallway

Double glazed door to side. Door to bathroom. Tiled flooring.

Bathroom

The ground floor family bathroom is positioned off the hallway from kitchen and is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. The room has a bright, clean feel and benefits from a new heated towel rail, adding both comfort and a modern touch.

Neutral finishes make this a functional space that is ready to use, while still offering scope for cosmetic enhancement should a buyer wish. Double glazed frosted window to the side aspect.

First Floor

Landing

Doors to bedrooms.

Bedroom One

Bedroom one is a generous double room, positioned at the front of the property. The room offers the potential to fit built-in storage or freestanding wardrobes. Natural light and neutral décor create a calm and comfortable main bedroom. Neutral tone carpet, feature décor wall. Radiator.

Bedroom Two

The second bedroom is also a well-proportioned double, overlooking the rear garden. This room benefits from built-in storage and houses the NEW combi-boiler, making it ideal for use as a guest room, child's bedroom or home office. Neutral décor and fitted carpet. Loft access.

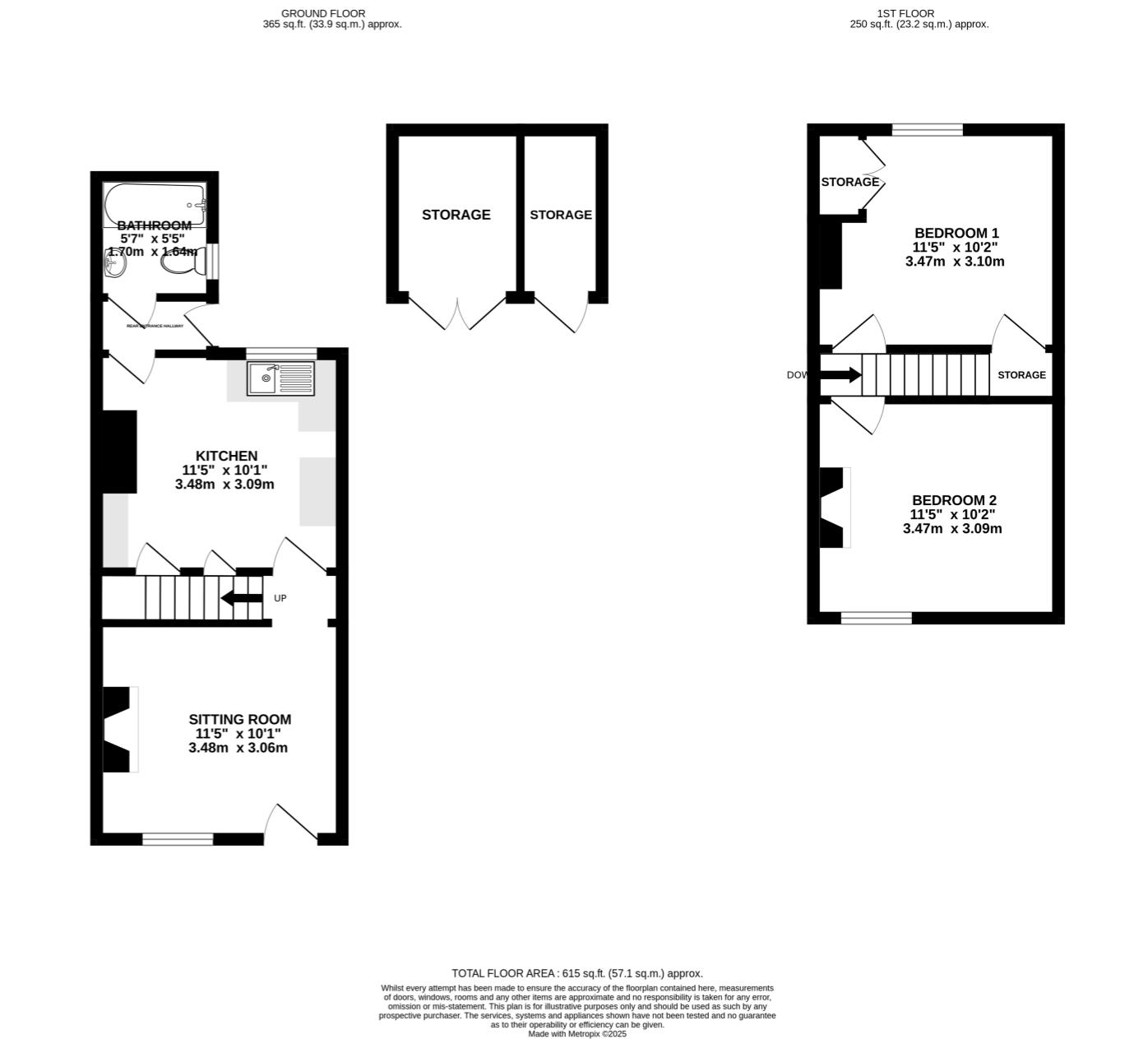
Outside

Driveway

A standout feature of the property is the large front driveway, providing off-road parking for approximately three vehicles - a rare and highly desirable feature for a cottage-style home. The frontage also includes planted borders, adding kerb appeal.

Garden

The rear garden was landscaped by the current owners and offers a well-balanced outdoor space combining both paved and lawned areas. A patio seating area provides an ideal spot for outdoor dining, while the lawn offers space for relaxation, play or gardening.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		87	68
EU Directive 2002/91/EC			