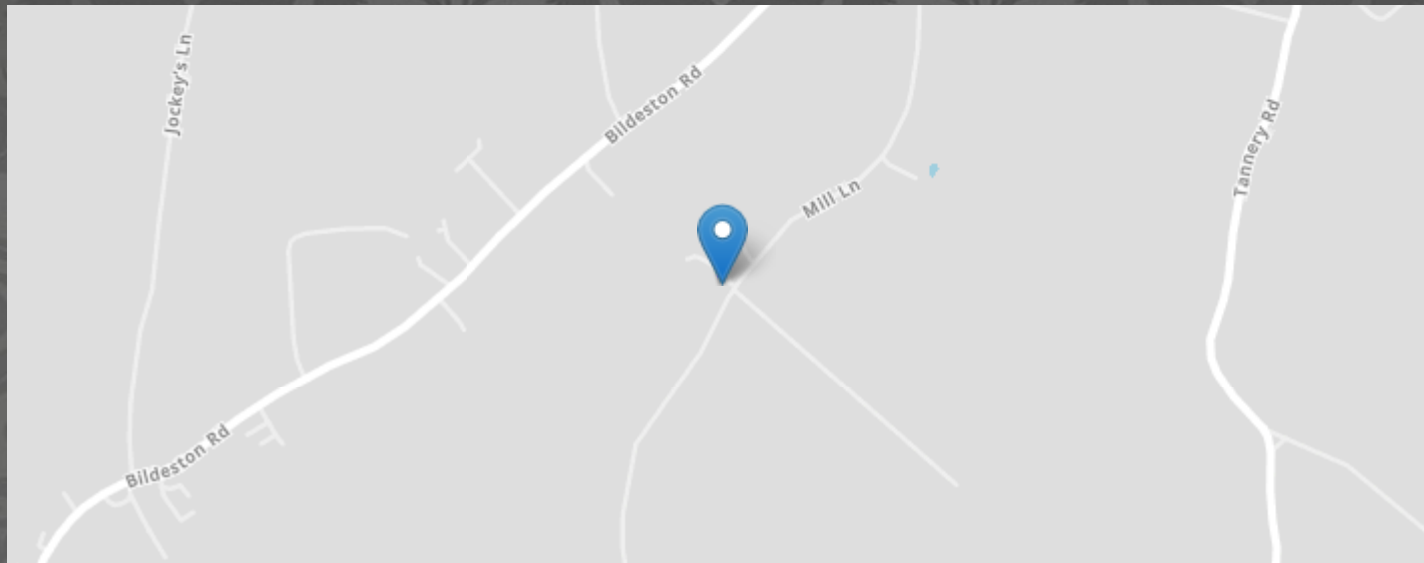


## Mill Lane, Combs, Stowmarket



- SEMI DETACHED COTTAGE
- THREE BEDROOMS
- DINING AREA
- GROUND FLOOR BATHROOM
- REAR AND SIDE GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- DOUBLE GLAZING
- COMBS VILLAGE
- LOUNGE
- KITCHEN
- FIRST FLOOR WC
- WOOD GARAGE
- OIL CENTRAL HEATING

# MARKS & MANN

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# MARKS & MANN



## Mill Lane, Combs, Stowmarket

Marks and Mann Estate Agents are delighted to offer for sale this rarely available quaint THREE BEDROOMED SEMI DETACHED COTTAGE in the highly sought after village of Combs. This property benefits from stunning views of Suffolk countryside to the front of the property, along with three generously sized bedrooms (valuer's opinion), a lounge, dining area, fitted kitchen, ground floor family bathroom, first floor WC, garden area to the side and rear of the property, a wooden garage and shingled driveway to front providing ample off road parking for 6+ vehicles. This property is served by oil central heating via radiators and is double glazed throughout. In the valuer's opinion, the property is very well presented and early viewing is highly recommended.

**£325,000 Offers in Excess of**



## Mill Lane, Combs, Stowmarket

### About the Area:

The village of Combs is situated approximately three miles outside of Stowmarket town centre and is incredibly well sought after due to the beautiful Suffolk scenery and peaceful village atmosphere. The village doesn't have many facilities of its own, however it is situated with close proximity to Combs Ford and Stowmarket town centre, both which boast a wide range of local amenities.

### About the Property:

This property benefits from stunning views of Suffolk countryside to the front of the property, along with three generously sized bedrooms, a lounge, dining area, fitted kitchen, ground floor family bathroom, first floor WC, garden area to the side and rear of the property, a wooden garage and shingled driveway to front providing ample off road parking for 6+ vehicles. This property is served by oil central heating via radiators and is double glazed throughout. In the valuer's opinion, the property is very well presented and early viewing is highly recommended.

### Front Garden

Shingled driveway providing off road parking for 6 vehicles. Entrance door to side of the property.

### Lounge

12' x 11' 11" (3.67m x 3.64m)  
Double glazed window to front. Brick built open fireplace. Solid wood flooring. Door leading to stairs to first floor. Archway leading to:

### Dining Area

13' 7" x 8' 10" (4.14m x 2.70m)  
Double glazed window to side. Radiator. Solid wood flooring. Double glazed door to side. Door leading to:

### Kitchen

12' 2" x 7' 8" (3.70m x 2.33m)  
Double glazed window to side. Wall and floor mounted units. Stainless steel sink unit. Cooker point. Radiator. Tilled flooring. Part tiled splashbacks. Coved and textured ceiling.

### Ground Floor Family Bathroom

Double glazed window to rear. Pedestal wash basin. Low level WC. Central heated towel rail. Bath with shower above. Tiled flooring. Built in storage cupboard.

### First Floor Landing

Double glazed window to side. Radiator. Doors leading to:

### Bedroom One

12' 3" x 11' 7" (3.73m x 3.52m)  
Double glazed window to front. Built in cupboard. Loft access.

### Bedroom Two

12' x 8' 3" (3.66m x 2.52m)  
Double glazed window to side. Radiator. Shower cubicle. Fully tiled area.

### Bedroom Three

8' 1" x 6' 7" (2.47m x 2.00m)  
Double glazed window to side. Radiator.

### First Floor WC

Low level WC. Wall mounted basin. Extractor fan.

### Side Garden

Shingled driveway leading to front of property.

### Rear Garden

Decking area. Outside tap. Laid to lawn area. Trees. Shrubs.

### Garage

24' x 12' (7.32m x 3.66m)  
Double gates to front. Power and lighting.

### Important information

Tenure – Freehold.  
Services – we understand that oil, mains electricity, mains water and mains drainage are connected to the property.  
Council tax band B  
EPC rating F

## Mill Lane, Combs, Stowmarket

### Disclaimer

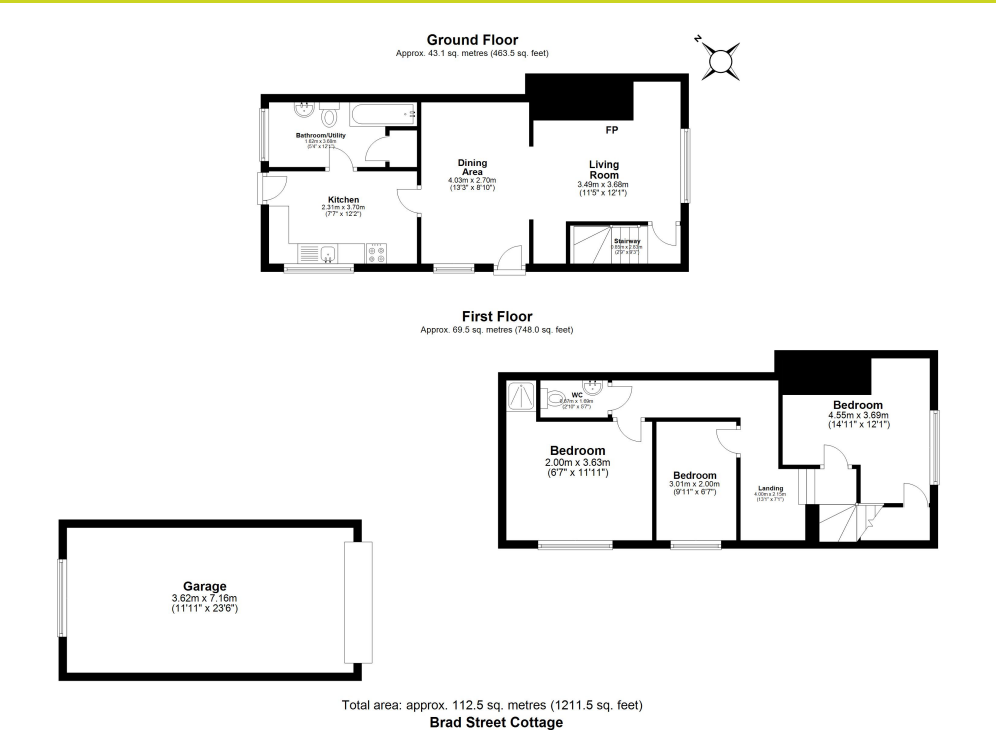
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Council Tax Band

At the time of instruction, the council tax band for this property is band B.



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

