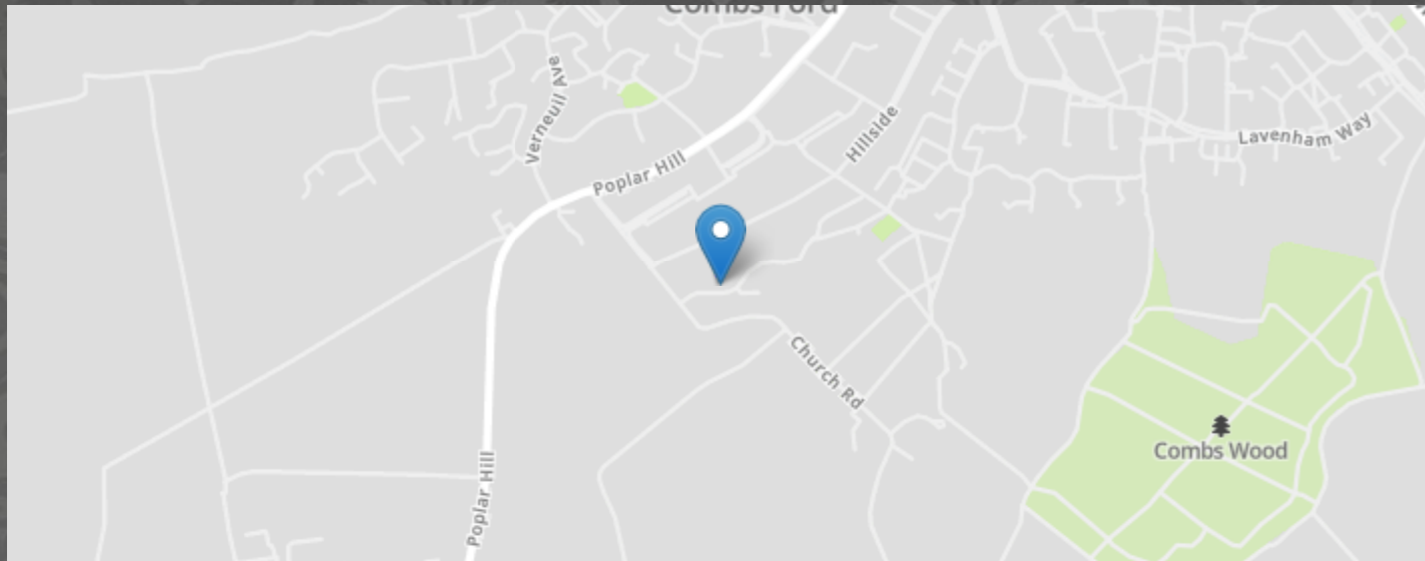


Combs Wood Drive, Stowmarket



- GARAGE
- COMBS FORD AREA IN STOWMARKET
- PLENTY OF LOCAL AMENITIES
- SEMI DETACHED HOUSE
- OFF ROAD CAR PARKING
- EASY A14 ACCESS
- OUTBUILDING SUITABLE AS A HOME OFFICE WITH POWER CONNECTED
- CONSERVATORY/DINING ROOM

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Combs Wood Drive, Stowmarket

Marks & Mann are pleased to bring to market this very well presented modern THREE BEDROOM Semi-detached house with driveway and single garage. Has been decorated throughout with modern décor. Two double bedrooms that have been carpeted throughout, single third bedroom, good sized bathroom. Good size enclosed and tiered rear garden with laid to lawn area and patio as well as a large outbuilding that has power. EARLY VIEWING HIGHLY RECOMMENDED!!!

£265,000 Guide Price

Combs Wood Drive, Stowmarket

Living Room

4.97m x 3.47m (16' 4" x 11' 5")
A light and spacious room with a neutral decor as well as a feature wall. Hard wood flooring with a large aspect window at the front. Has access into the kitchen as well.

Kitchen

4.97m x 2.97m (16' 4" x 9' 9")
A reall good sized kitchen with ample sotage space. Has an intergrated gas hob and oven as well as space for all other white goods. Partially tiled walls with a window through to the conservatory to benefit from all the light gathered in that room. Hard wood flooring throughout

Conservatory

4.54m x 3.75m (14' 11" x 12' 4")
A very large conservatory currently laid out as a dining room and seating area. A quarter brick-built structure with windows all around and double door access into the back garden.

Bathroom

1.98m x 1.87m (6' 6" x 6' 2")
A modern three-piece suite and overhead shower. The floors and ceiling have been tiled giving it a stylish finish. There are storage cupboards surrounding the wash basin as well as having a wall mounted mirror.

Bedroom 1

2.99m x 2.92m (9' 10" x 9' 7")
A large double bedroom with a lovely outlook onto the rear garden. A neutral decor and feature wall plus large amounts of space for storage units as well as a gas raditaor.

Bedroom 2

3.75m x 2.48m (12' 4" x 8' 2")
A single/double bedroom with a neutral decor and a large double glazed window, a radiator and built-in storage units with shelving.

Bedroom 3

2.64m x 2.38m (8' 8" x 7' 10")
A good sized single bedroom that has been carpeted throughout. Has a feature wall as well as double glazed window and more than enough space for storage units as well. Has a gas radiator.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating C.
Our ref: JS.

Directions

Using a SatNav, please use IP14 2RL as the point of destination.

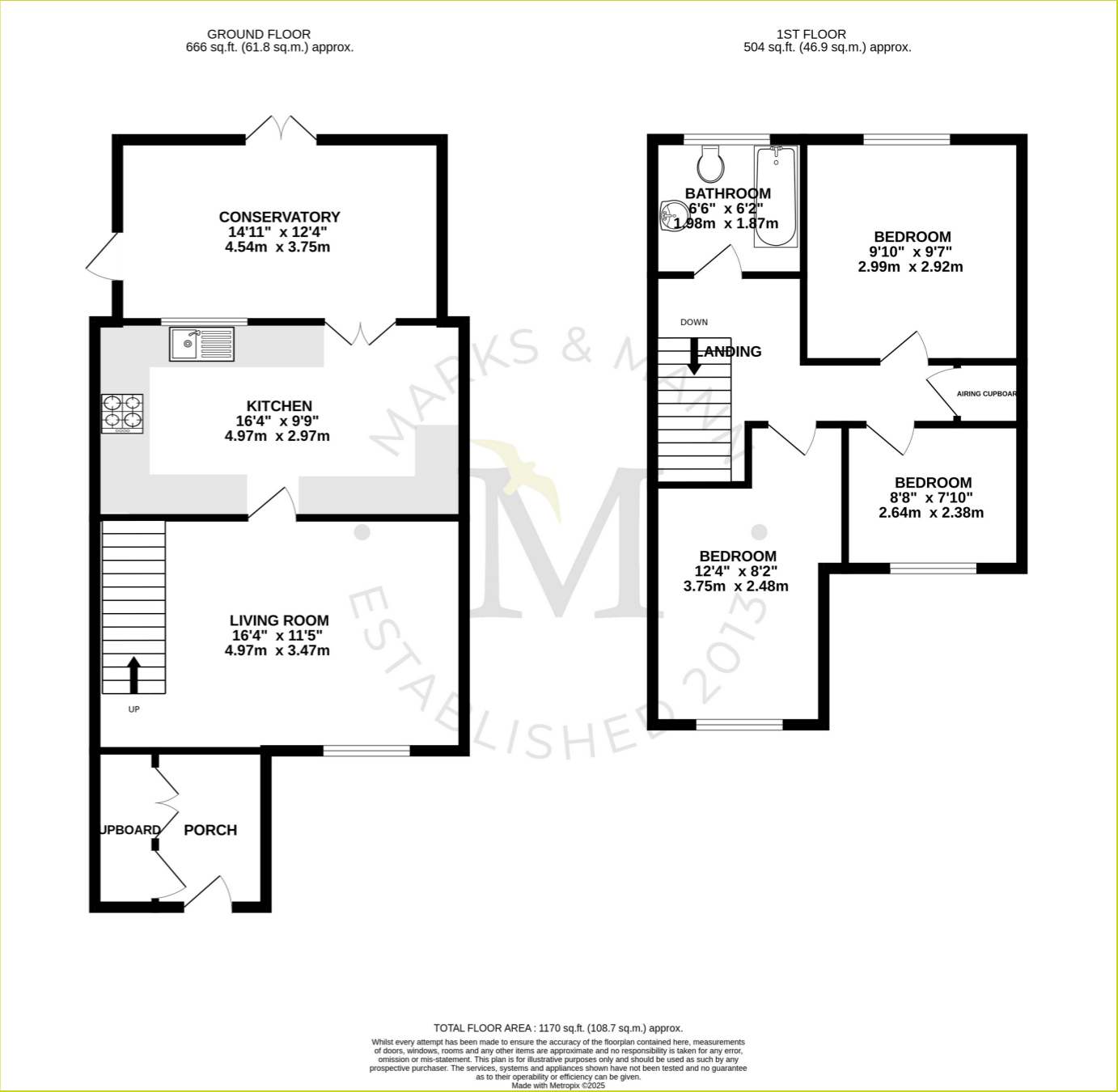
Disclaimer

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

Anti-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.

Combs Wood Drive, Stowmarket



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

