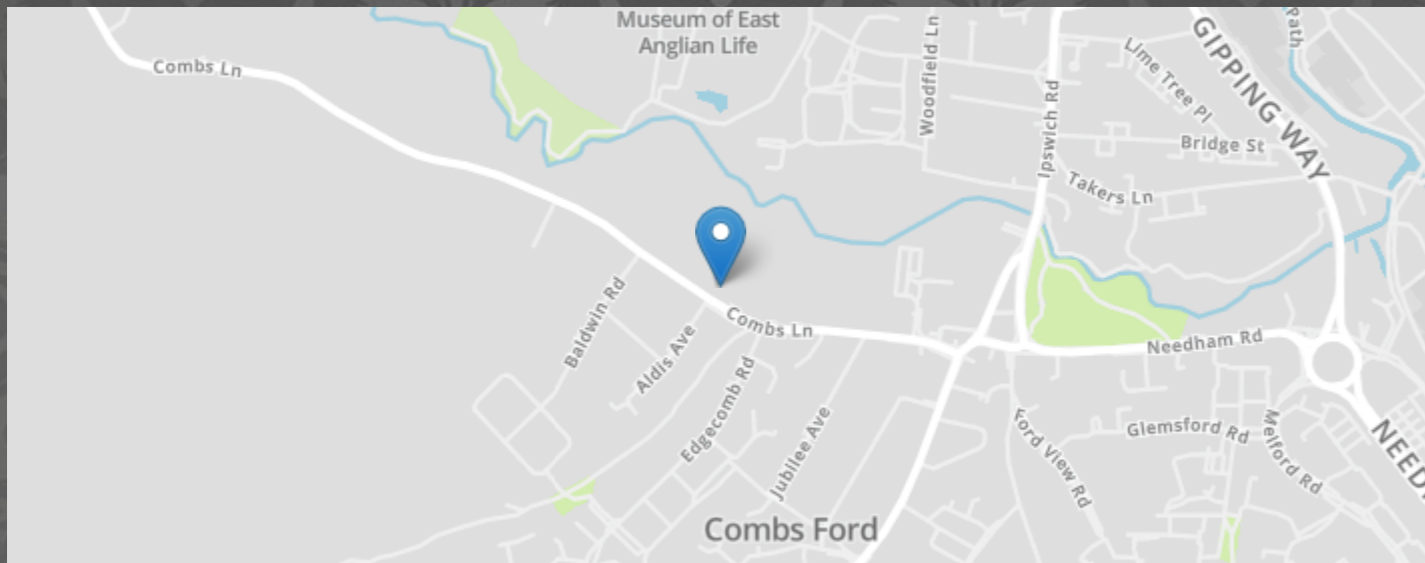


Combs Lane, Stowmarket



- THREE BEDROOM SEMI-DETACHED HOUSE
- NEW DOUBLE GLAZED WINDOWS & DOORS
- SOLID OAK VENEERED DOORS
- DINING AREA
- OFF ROAD CAR PARKING
- REAR GARDEN
- WORKSHOP
- REFURBISHED BY THE CURRENT VENDORS
- CLOAKROOM
- LOUNGE
- FITTED KITCHEN
- BATHROOM
- LAUNDRY / UTILITY ROOM



99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk



Combs Lane, Stowmarket

WELL PRESENTED AND REFURBISHED THROUGHOUT TO AN EXTREMELY HIGH STANDARD is this THREE BEDROOM SEMI-DETACHED HOUSE located in Stowmarket. The property comprises of entrance hall, cloakroom, lounge, dining area, fitted kitchen, study area, three bedrooms, bathroom, and landscaped rear garden, laundry/ utility room and workshop. The property has the added benefit of being set back from the road with a driveway providing off road parking for two cars. The property benefits further from NEW double glazed doors and windows, and Oak veneered solid core internal doors throughout. Conveniently positioned the property is just a stones throw from local amenities such as the Co-op, doctors surgery and pharmacy.

Early viewing is highly recommended.

£330,000

Combs Lane, Stowmarket

Combs Lane, Stowmarket

Driveway

Block paved driveway providing parking for two cars. Path leading to front door. Further shared access driveway to the side.

Entrance Hall

Double glazed window to side. Stairs leading to first floor. Understairs cupboard. Laminate flooring. Under floor heating.

Cloakroom

Two double glazed windows to rear. Low level WC. Pedestal wash basin. Radiator. spotlight's.

Lounge

12' 2" x 10' 11" (3.71m x 3.34m)
Double glazed bay window to front. Laminate flooring. Under floor heating.

Dining Area

16' 11" x 10' (5.15m x 3.04m)
Laminate flooring. Under floor heating.

Kitchen

13' x 7' 1" (3.97m x 2.17m)
Double glazed window to side. Inset lights. Tiled walls. Laminate work surface. Range of eye level and base units with cupboards and drawers. Gas/ Electric Flavel Range style cooker. Extractor Fan. Double sink with single drainer. Space for washing machine. Space for dishwasher. Laminate flooring. Space for small undercounter fridge. Under floor heating.

Landing

Double glazed window to side. Loft access. Coved and textured ceiling. Inset lights. Laminate flooring.

Bedroom One

13' x 9' 8" (3.96m x 2.95m)
Double glazed bay window to front. Two double built in cupboards.

Bedroom Two

10' 11" x 10' 11" (3.32m x 3.32m)
Double glazed window to rear. Radiator. Coved and textured ceiling.

Bedroom Three

1.89m x 1.89m (6' 2" x 6' 2")
Double glazed window to rear. Radiator. Built in cupboard. Spotlights.

Shower Room

Double glazed window to front. Shower cubicle . Low level WC. Pedestal wash basin. Chrome heated towel rail. Part tiled walls. Tiled flooring. Under flooring heating. Extractor Fan.

Rear Garden

Patio area. Side gate. Bin storage. Decking area. Laid to lawn. Flowers. Trees. Shrubs.

Laundry/Utility Room

2.80m x 4.08m (9' 2" x 13' 5")
Double glazed window to front. Stainless steel sink. Worktop. Power and light connected. Two radiators. Built in storage.

Workshop

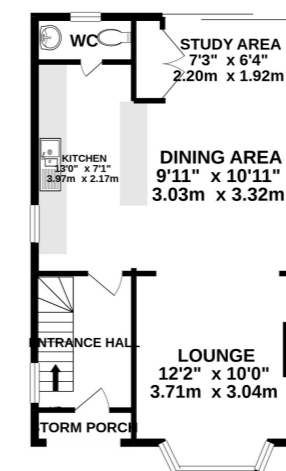
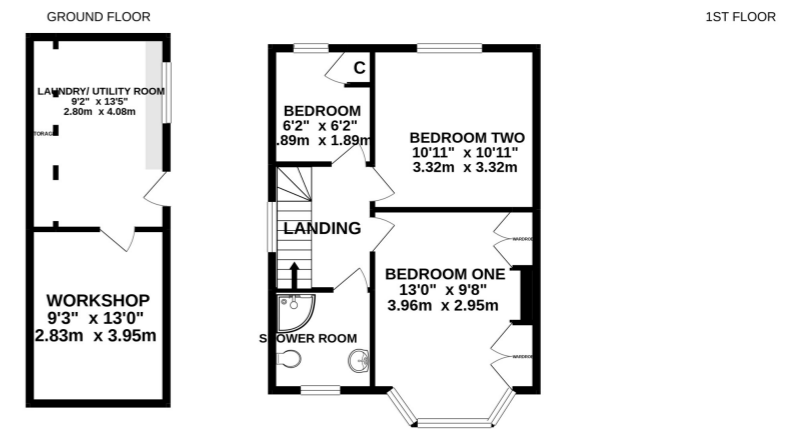
2.83m x 3.95m (9' 3" x 13' 0")
Power and light connected.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix ©2021

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

