

- THREE SPACIOUS BEDROOMS INCLUDING PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN HIGH-GLOSS KITCHEN
- LARGE BLOCK-PAVED DRIVEWAY
- CONTEMPORARY BATHROOM & EN-SUITE
- ENERGY-EFFICIENT DESIGN

- STUNNING OPEN-PLAN KITCHEN/LIVING ROOM MEASURING OVER 17FT WITH SKYLIGHTS AND FRENCH DOORS
- EXCEPTIONAL NATURAL LIGHT
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- MOVE-IN READY CONDITION
- QUIET VILLAGE LOCATION

MARKS & MANN



Tannery Road, Moats Tye,

NO ONWARD CHAIN

Set within the peaceful and highly desirable village of Combs, this beautifully presented three-bedroom home offers modern open-plan living, exceptional natural light, and a stylish finish throughout. Designed with both comfort and practicality in mind, the property features a striking contemporary kitchen, vaulted ceilings with multiple skylights, and a generous living space that opens directly onto the private rear garden. Clean lines, crisp décor and high-quality fittings create a fresh, ready-to-move-into feel ideal for a wide range of buyers. The accommodation includes three well-proportioned bedrooms—including a principal bedroom with en-suite—alongside a spacious family bathroom and a stunning 17ft open-plan kitchen/living room that forms the heart of the home. Outside, the property benefits from ample off-road parking on a large block-paved driveway, and a private low-maintenance garden running the full length of the home, perfect for relaxing, entertaining, or creating your own outdoor retreat. With beautiful countryside views right on the doorstep and excellent amenities nearby, this is a rare opportunity to secure a stylish, modern home in a sought-after village setting.

£290,000 Offers in Excess of

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Tannery Road, Moats Tye,

Open-Plan Living Room

(5.21m x 5.37m / 17'1" x 17'7")

A standout feature of the home — this expansive living space benefits from three large skylights, dual-aspect windows and French doors leading onto the rear garden. The abundance of natural light creates an airy atmosphere perfect for both relaxing and entertaining. The open layout flows seamlessly into the kitchen area, making it ideal for modern family living.

Kitchen

(5.21m x 3.23m / 17'1" x 10'7")

Finished with sleek high-gloss units, a central island, ample worktop space and a range of integrated appliances including oven, hob and extractor. Twin windows overlook the front, enhancing the bright and open feel. The layout provides excellent storage, smooth workflow and a contemporary aesthetic.

Bedroom One

(3.19m x 3.57m / 10'6" x 11'9")

A generous double bedroom with double glazed window overlooking the rear garden. Freshly decorated, spacious and private, this room benefits from direct access to its own en-suite shower room.

En-Suite

Modern suite comprising corner shower cubicle with glass enclosure, wash basin with vanity storage, WC and heated towel rail. Finished with contemporary tiling and clean, neutral tones.

Bedroom Two

(3.19m x 3.33m / 10'6" x 10'11")

Another comfortable double bedroom with front-facing window offering views across the private driveway. Ideal for guests, children or home working.

Bedroom Three

(2.02m x 3.33m / 6'7" x 10'11")

A versatile third bedroom, perfect as a home office, nursery or dressing room. Plenty of space for freestanding furniture.

Family Bathroom

(2.02m x 3.33m max / 6'7" x 10'11")

A beautifully presented bathroom featuring a full-size bath with shower screen, WC, vanity unit with basin and a chrome heated towel rail. The room is finished in modern tiling with a bright, clean feel.

Front & Parking

The property is approached via a wide block-paved driveway, providing generous off-road parking for multiple vehicles. The front aspect shows the attractive barn-style cladding and modern finish.

Rear Garden

A long, private and low-maintenance garden that runs the full width of the home. Laid predominantly to patio, this outdoor space is perfect for seating, dining, barbecuing or creating a stylish courtyard-style haven. High timber fencing provides complete privacy, and sliding doors from the living area offer ideal indoor-outdoor flow.

Location

Situated on the edge of Stowmarket, the village of Combs is well-known for its peaceful feel, beautiful countryside walks, and friendly community. Tannery Road enjoys a wonderfully private position, backing onto open fields and surrounded by rural views while remaining highly convenient for daily living.

Nearby Stowmarket provides a wide range of supermarkets, shops, cafés and schools, as well as a mainline railway station with direct links to London Liverpool Street. The A14 is easily accessible, offering excellent connectivity to Ipswich, Bury St Edmunds and Cambridge. The village also benefits from local pubs, walking routes, and a relaxed semi-rural lifestyle that appeals to families, professionals and downsizers alike.

Tannery Road, Moats Tye,

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.

Important information

Tenure - Freehold.

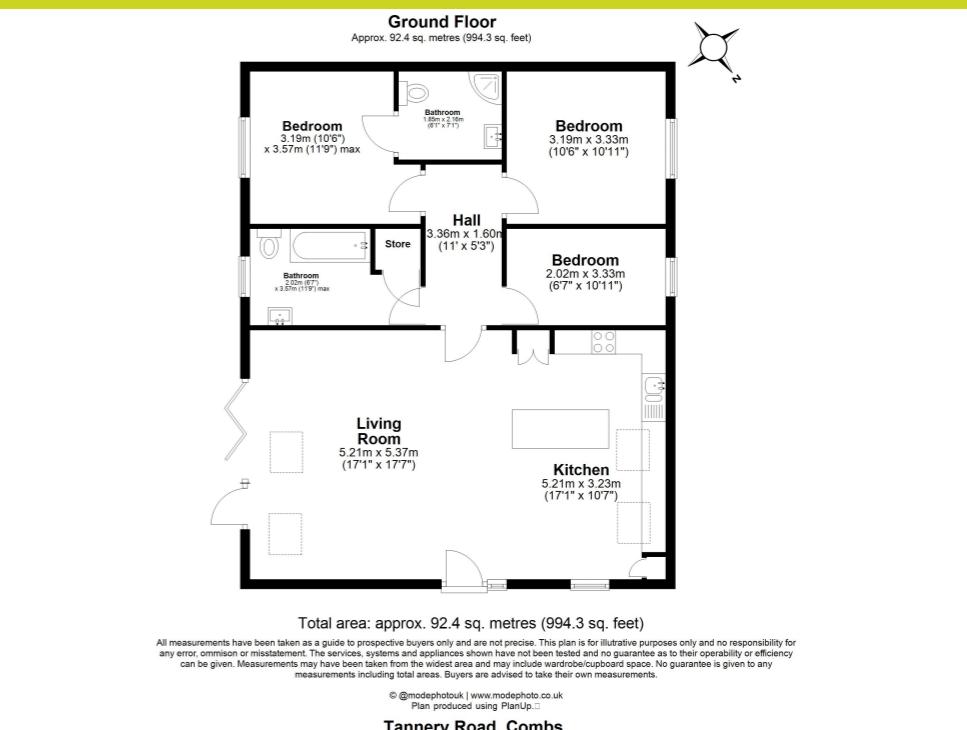
Services - We understand that oil, electricity, water and drainage are connected to the property.

Council tax band - D

EPC rating - C

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.



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	100	
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

