



Enstone View

Park Road, Combs, Stowmarket, Suffolk IP14 2JS

ML Property are delighted to offer for sale this 3 bedroom detached chalet style property situated in the popular village of Combs a short distance from Stowmarket.



guide price
£525,000

at a glance...

- 3 Bedroom detached property
- Flexible accommodation with downstairs bedroom with en-suite
- Detached double garage and parking
- Pleasant rear gardens with patio and decking areas
- Oil fired central heating (underfloor ground floor and rads first floor)
- Views over farmland to the rear
- Popular village a short distance from Stowmarket
- Study, utility room and good size kitchen/breakfast room





The property which offers flexible accommodation benefits from a double garage and parking and rural views to the rear.





property

Enstone View which was constructed by the current vendors in 2006 is situated in the popular village of Combs. The spacious and flexible accommodation comprises of - hall, WC, study, sitting room, ground floor bedroom with en-suite, utility room and kitchen/breakfast room.

On the first floor there are 2 good size bedrooms and a bathroom. The property is further enhanced by UPVC windows and doors and oil fired heating serving underfloor heating on the ground floor and radiators on the first floor.

Externally the property is approached via a shingle driveway leading to off road parking for several vehicles, along with a detached double garage with light and power. The rear garden can be accessed from either side of the property and boasts a good size decking and patio area immediately to the rear and the side with a pergola over.

The garden is fully enclosed by fencing or hedgerow with the remainder being laid to lawn with various shrubs and trees and a garden shed. The gardens benefit from lovely views over farmland to the rear.

We strongly advise a viewing to really appreciate the rural surroundings of the property, along with the space and flexible living on offer.

location

Combs is a select residential location, a suburb of the bustling market town of Stowmarket, which is located just a couple of miles away. Combs Ford surgery, a Co-op supermarket, local shopping, two popular pubs, a fish and chip shop are located just a mile from the property. Stowmarket town centre is also conveniently accessible with a whole host of amenities and services including a range of shopping, various pubs, restaurants and bars. There are also various recreational facilities including the Museum of East Anglian Life, places of worship, cinema, sports and leisure centre, sports clubs and a mainline railway station on the Norwich to London line with journey times to Ipswich, Norwich and London from 12 mins, 32 mins and 76 mins respectively. The A14 dual carriage way is located just 3.5 miles away, which provides convenient road access to Ipswich (14 miles), Bury St. Edmunds (18 Miles).



ground floor

Hall	
WC	
Study	2.11m (6'11) x 2.12m (6'11)
Sitting Room	5.51m (18'0) x 6.92m (22'8)
Utility Room	3.83m (12'6) x 2.09m (6'10)
Kitchen/Breakfast Room	6.92m (22'8) x 3.14m (10'3)
Bedroom	3.21m (10'6) x 4.93m (16'1)
En-suite shower room	

first floor

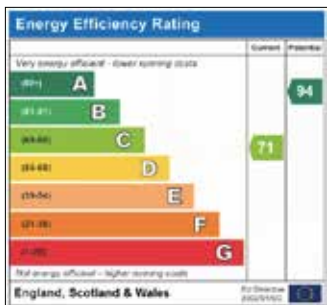
Landing	
Bedroom	4.95m (16'2) x 3.71m (12'2)
Bedroom	3.72m (12'2) x 4.18m (13'8)
Bathroom	2.55m (8'4) x 2.60m (8'6)

services

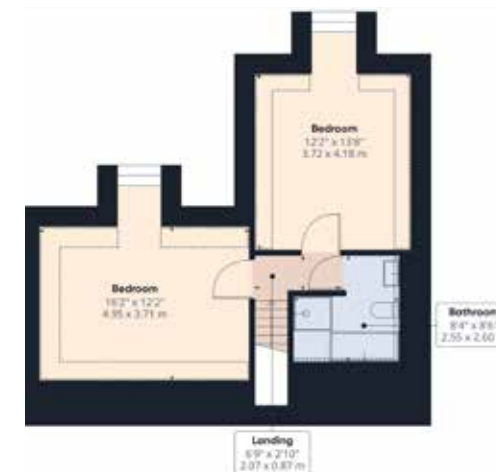
Mains water; drainage and electricity. Heating is provided by Oil fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council
Council Tax Band E.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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