



Combs Lane, Great Finborough, Stowmarket, IP14 3BN

welcome to

Combs Lane, Great Finborough, Stowmarket

This charming, detached chalet bungalow in the village of Great Finborough affords 2 bedrooms, 4 receptions, a bathroom & downstairs cloakroom. Further complementing the home is a front & rear garden, driveway for 2 cars & garage. CHAIN FREE! Viewings are highly recommended!

Great Finborough

Great Finborough is a picturesque village nestled in the heart of Suffolk, England. Known for its serene landscapes and charming rural atmosphere, this quaint village offers a perfect blend of historical charm and modern amenities.

Surrounded by rolling hills and lush countryside, Great Finborough boasts a beautiful natural setting that attracts nature enthusiasts and walkers alike. The village's scenic beauty is highlighted by its well-maintained footpaths and open fields, providing ample opportunities for outdoor activities and peaceful retreats.

Steeped in history, Great Finborough features several historic buildings and landmarks that reflect its rich heritage. The village is home to the stunning St. Andrew's Church, a Grade II* listed building with an impressive medieval tower that dates back to the 14th century. This architectural gem stands as a testament to the village's enduring historical significance.

The community in Great Finborough is known for its warm and welcoming spirit. The village hosts various local events and gatherings throughout the year, fostering a sense of camaraderie among residents. The local pub, The Chestnut Horse, serves as a central social hub where locals and visitors can enjoy hearty meals and engage in lively conversation.

Great Finborough is home to Finborough School, an independent day and boarding school that provides excellent education for children of all ages. The village also offers essential amenities such as local shops and services, ensuring convenience for its residents.

Combs Lane

In the picturesque village of Great Finborough, this detached chalet bungalow offers a delightful blend of comfort and style. Upon entering, you are welcomed by a porch with windows to the front and side aspects, flooding the space with natural lighting. This leading into an entrance hall, complete with parquet flooring and stairs ascending to the first floor. An understairs cupboard provides additional storage space.

The ground floor includes a living room boasting a fireplace and surround with parquet flooring, a dedicated study, a spacious dining room and a well-equipped kitchen/breakfast room. The kitchen/breakfast room features wall and base units, a double electric oven with a gas hob and cooker hood, and ample space for a fridge freezer and dishwasher. A door from the kitchen opens to the utility room, which offers space for a washing machine and has doors leading to a handy downstairs cloakroom and the rear garden.

Ascending to the first floor, the landing provides access to the loft and a built-in cupboard. The master bedroom is enhanced with three built-in cupboards, offering plentiful storage. The second bedroom features a fitted wardrobe with dressing tables spanning one wall. Completing the first floor is a family bathroom with a three-piece suite.

Outside, the rear garden is a private oasis, enclosed by fencing and walls, featuring a patio area ideal for hosting, a lawn area, shrubbery borders, and a brick-built shed for extra storage. A side access gate ensures convenience. The front garden is equally inviting, with a patio and planting area, alongside a driveway accommodating two cars.

Further complementing the property is a garage with an up-and-over door, power and light, and both a window and door to the side, ensuring practicality and additional storage options.





Accommodation

Porch

Window to front, window and door to side.

Entrance Hall

Window to front, stairs to first floor, under stairs cupboard, coved ceiling, radiator and parquet flooring.

Dining Room

Window to front, radiator and tiled flooring.

Kitchen/Breakfast Room

Window and door to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with gas hob and cooker hood over, space for fridge freezer and dishwasher, part tiled walls, radiator and ceramic tiled flooring.

Utility Room

Window and door to rear, space for washing machine and door to;

Downstairs Cloakroom

Fitted with a low level WC and wall mounted sink, coved ceiling, part wood panelled walls and ceramic tiled flooring.

Living Room

Windows to front and side, fireplace and surround, coved ceiling, wall lights, radiator and parquet flooring.

Study

Window to rear, coved ceiling, pedestal hand wash basin, radiator and carpeted flooring.

First Floor Landing

Window to front, access to loft, built in cupboard, radiator and carpeted flooring.

Bedroom One

Two windows to rear, three built in cupboards, radiator and carpeted flooring.

Bedroom Two

Window to side, fitted wardrobe and dressing tables across one wall, wall lights and wood laminate flooring.

Family Bathroom

Two frosted windows to rear, fitted with a suite comprising a panelled bath with shower over and screen, back to wall WC and vanity sink with mixer tap, fully tiled walls, heated towel rail and ceramic tiled flooring.

Outside

Rear Garden

Fence and wall enclosed with side access gate, patio and lawn areas, flower and shrubbery borders and brick built shed.

Front Garden

Patio and planting areas, driveway for two cars.

Garage

Up and over door, power and light, window and door to side.



view this property online williamhbrown.co.uk/Property/SMK105358



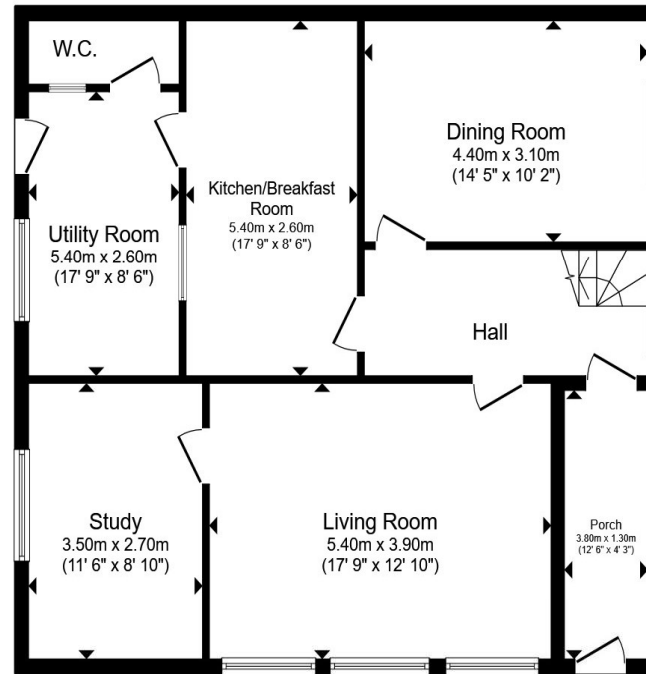
welcome to

Combs Lane, Great Finborough, Stowmarket

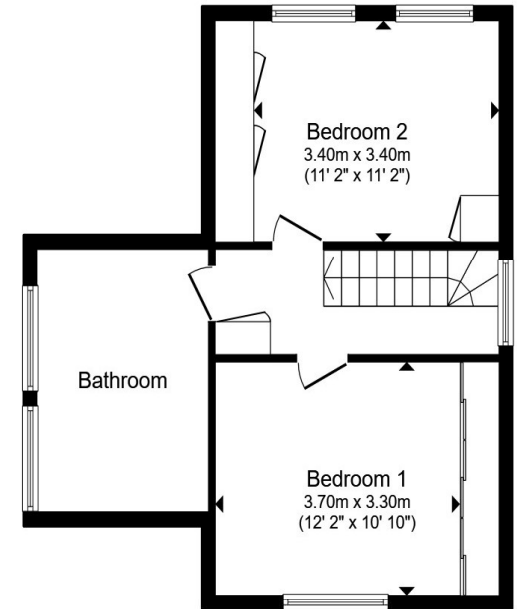
- Detached Chalet Bungalow
- Two Bedrooms
- Four Reception Rooms
- Bathroom & Downstairs Cloakroom
- CHAIN FREE!

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£350,000



Ground Floor



First Floor

Total floor area 132.6 m² (1,428 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SMK105358



Property Ref:
SMK105358 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14
1DE



williamhbrown.co.uk