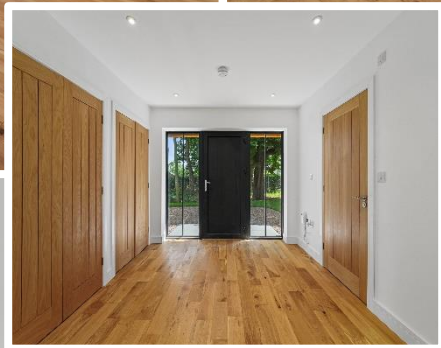




Bolingbroke Barn
Combs, Suffolk

**DAVID
BURR**



Bolingbroke Barn, Park Road, Combs, Suffolk, IP14 2JW

Combs is a pretty and peaceful Suffolk village steeped in farming history and boasting a beautiful parish church. The village is home to Combs woods which is an enchanting ancient wood regarded as a place of special scientific interest, glorious walks and a variety of wildlife. The market town of Stowmarket, 1.5 miles, offers a comprehensive range of schooling, shopping, cultural and recreational amenities and facilities including a cinema, sports and leisure centre, and a main line rail link to London's Liverpool Street station (90 mins). The village of Combs is located mid-way between the historic market town of Bury St Edmunds (16 miles) and the county town of Ipswich (14.5 miles).

An exceptional four-bedroom detached house that has recently been constructed by esteemed local developers Smith & Co Properties Ltd and is finished to an extremely high standard throughout whilst offering substantial accommodation measuring nearly 2200 sq ft. This splendid property enjoys an enviable plot that incorporates front and rear gardens, ample off-street parking for multiple vehicles, cart lodge with adjoining store room and delightful countryside views to the rear. No onward chain.

A superb newly constructed four bedroom detached house that occupies an enviable position within this highly regarded Suffolk village and with no onward chain.

Entrance door opening through to;

RECEPTION AREA: A large open plan area with two full height glazed windows allowing natural light to flood in. Large double cloaks cupboard with sensor light and two sets of double doors. Further door to cloakroom. Fitted with attractive engineered oak flooring leading through to;

KITCHEN/LIVING/DINING ROOM: 25'6 x 18'8 (7.8m x 5.7m). A wonderfully large open plan area and possibly one of the main key selling features to the property. Cleverly designed into distinctive areas with the kitchen area being fitted with an extensive range of matching shaker style wall and base units under quartz worktops that enjoys a matching central preparation island incorporating a Butler style sink unit with mixer tap, incorporating a dishwasher and a wine fridge. Further integrated appliances include a four ring AEG induction hob under extractor, eye level double AEG ovens and fridge freezer. Separate large pantry cupboard with sensor light. The engineered oak flooring leads to the designated living/dining areas that boasts bi-folding doors opening to the rear terrace allowing one the opportunity to enjoy warm summer afternoons and al fresco dining. Staircase rising to first floor. Door to utility room.

UTILITY: 11'8 x 8'3 (3.6m x 2.5m). Again, fitted with matching wall and base units with work preparation surfaces incorporating a sink unit with mixer tap. Space for additional fridge. Tiled flooring. External side door. Further door to; **PLANT ROOM:** A useful area with space for washing machine and tumble dryer.

SITTING ROOM: 18'8 x 13'8 (5.7m x 4.2m). A wonderful room having attractive engineered oak flooring and double doors opening to the rear terrace offering views to the countryside beyond. Double aspect. Two sockets with Ethernet connection.

STUDY/SNUG: 11'6 x 8' (3.5m x 2.4m). A wonderful versatile room that would lend itself to a multiple of uses if so required. Attractive wood flooring. Front aspect. Ethernet point.

CLOAKROOM: Located off the reception hall. Fitted with a wall hung wash hand basin with mixer tap and vanity unit surround with cupboard beneath and W.C.

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First floor

LANDING: A large welcoming area with front aspect. Doors to;

BEDROOM 1: 17'6 x 11'5 (5.3m x 3.5m). Being an excellent size and offering views of the countryside beyond. Large walk-in wardrobe 6' x 5' (1.8m x 1.5m). Further door to; **EN SUITE:** 8'2 x 5'3 (2.5m x 1.6m). Fitted with a walk-in shower cubicle with part tiled surround, W.C. and wash hand basin with mixer tap and vanity unit surround with cupboard beneath. Heated towel rail. Tiled flooring.

BEDROOM 2: 14'6 x 10'9 (4.4m x 3.3m). Again a generous size and offering rear aspect. Door to; **EN SUITE:** 6'5 x 5'6 (1.9m x 1.7m). Fitted with a corner shower cubicle with rain head style shower and part tiled surround, W.C. and wash hand basin with mixer tap and vanity unit surround. Heated towel rail.

BEDROOM 3: 14'6 x 13'8 (4.4m x 4.2m). Offering rear aspect. Built-in wardrobe with sensor lighting.

BEDROOM 4: 14'8 x 11'8 (4.5m x 3.6m). A delightful room offering front aspect.

BATHROOM: 10'3 x 6'5 (3.1m x 1.9m). A splendid suite offering a deep oval bath with central mixer tap and shower attachment, corner shower cubicle with rain head style shower and part tiled surround, wash hand basin with mixer tap and vanity surround and W.C. Tiled flooring.

Outside

The property is approached via a part shared driveway which leads to the left to a designated large shingle driveway that offers off street parking for multiple vehicles which continues to the side of the property towards the **CART LODGE** with adjoining storage area having power, light and water connected. The remainder of the front is predominantly lawn with well

established trees. The path continues round to the side where the air source heat pump is located.

The rear garden has a terrace area immediately abutting the property and is ideally placed for al fresco dining and in turn is bordered by predominantly a lawn area. To the rear boundary is post and rail stock fencing open to views of the countryside. Outside hot and cold water taps close to utility room door.

AGENTS NOTES:

The driveway to the front is part shared with Aspen House. For further information please contact the office.

General specifications for the property are below

- Oak veneer doors throughout.
- Oak treads and handrail to the staircase
- Engineered oak flooring to ground floor (utility and plant room are tiled)
- Underfloor heating to the ground floor and radiators to the first floor
- Carpets to the first floor (depending on timescales there will be a choice of colour)
- Double glazed aluminium windows and doors
- 10 year build warranty

SERVICES: Mains water, drainage and electricity are connected. Heating and hot water via air source heat pump. Underfloor heating to the ground floor and radiators to the first floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: B

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245 **NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Approximate Gross Internal Area
 Main House 2185 sq ft (203 sq m)
 Outbuildings 250 sq ft (23 sq m)
Total 2435 sq ft (226 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

Cart Lodge
 15'6 x 10'1
 (4.7m x 3.0m)

Workshop
 15'3 x 5'6
 (4.6m x 1.7m)

