

# Willow Cottage Bildeston Road - Guide Price £400,000

Combs Combs IP14 2JY

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# Guide Price £400,000

## The Property

Located in the charming village of Combs, this delightful semi-detached thatched cottage offers a unique blend of character and modern living. Dating back to circa 1880, the property has been thoughtfully extended in 2017, now boasting three well-proportioned bedrooms and two bathrooms, making it an ideal family home.

The inviting reception room is complete with a fireplace that adds a touch of rustic charm. The cottage features beautiful wooden beams and elegant wood flooring, enhancing its character and appeal. The spacious layout includes a utility room, providing practical space for everyday living.

The property is further enhanced by double glazing and a new electric heating system, ensuring comfort throughout the seasons. In 2024, the cottage received a new roof, adding to its overall appeal and longevity.

Outside, you will find a large garden, perfect for enjoying the outdoors, along with an outside store and office space, ideal for those who work from home. The property also offers ample parking for up to four vehicles, a rare find in such a picturesque setting.

This charming thatch cottage combines historical features with modern conveniences, making it a perfect choice for those seeking a tranquil lifestyle in a beautiful village location. Don't miss the opportunity to make this enchanting property your new home.

## Features

- CHARACTER 3 BEDROOM THATCHED COTTAGE
- POPULAR VILLAGE OF COMBS
- NEW ELECTRIC HEATING THROUGHOUT
- NEW THATCHED ROOF IN 2024
- PARKING FOR 4 CARS INCLUDING CAR PORT AREA
- OUTSIDE STORE AND OFFICE AREA
- DOUBLE STOREY EXTENSION IN 2017
- LARGE GARDENS BACKING FARMERS FIELDS
- BEAMS, FIREPLACE AND FEATURE LANDING
- CALL US NOW TO BOOK YOUR VIEWING





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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.

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