

# Hitherto Moats Tye - Guide Price £300,000

Combs Stowmarket Suffolk IP14 2EY

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# Guide Price £300,000

## The Property

A semi detached period property which has been carefully restored and improved by the current vendors to include Suffolk latch doors, wooden floorboards, replacement UPVC sash windows. The property is pleasantly situated in a country lane yet offers good access into Stowmarket and it's range of amenities. The property offers a good size rear garden backing onto paddocks.

The well presented accommodation offers Entrance Porch with part glazed door to Sitting Room with built in dressers to either side of the fireplace with a woodburner, Dining Room with a working Rayburn and Pantry Storage Cupboard which has space for a freezer, opening to Kitchen with space for an electric cooker, fridge and washing machine, good size Shower Room, timber Garden Room with lovely views over the rear garden. Upstairs there is a Landing leading to Two Bedrooms, one with a decorative feature fireplace.

The property has a good range of outbuildings and workshops. The garden is laid to lawn with mature flower beds and borders. At the top of the garden is a large timber outbuilding which offers a lovely place to sit and to entertain. This has a wood burner to take the chill off in the evenings and a built in bar area. There is also separate room which the current vendors have used for visitors to stay, this also has a separate cloakroom.

To the front the property offers driveway parking for at least two vehicles and this over looks the local cricket pitch and countryside views beyond.

We strongly recommend arranging a viewing appointment to fully appreciate the location, the accommodation and the lovely garden that is on offer.

## Features

- PERIOD SEMI DETACHED TWO BEDROOM COTTAGE
- RESTORED AND WELL PRESENTED ACCOMMODATION
- ENTRANCE PORCH, SITTING ROOM WITH WOODBURNER
- DINING ROOM WITH RAYBURN AND PANTRY CUPBOARD
- KITCHEN, SHOWER ROOM, GARDEN ROOM
- LANDING, TWO BEDROOMS
- GOOD SIZE REAR GARDEN & PARKING FOR TWO VEHICLES
- PADDOCK VIEWS TO THE REAR & VIEWS OVER CRICKET PITCH TO THE FRONT
- RANGE OF OUTBUILDINGS
- VIEWING HIGHLY RECOMMENDED





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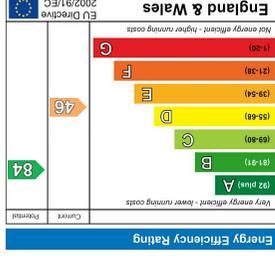
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These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements 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.



These energy ratings are based on the standard of the building concerned. They do not take into account the quality of the materials used or the quality of the construction. The actual energy consumption may vary from the predicted energy consumption. The actual energy consumption may vary from the predicted energy consumption. The actual energy consumption may vary from the predicted energy consumption.



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