



Gramerci

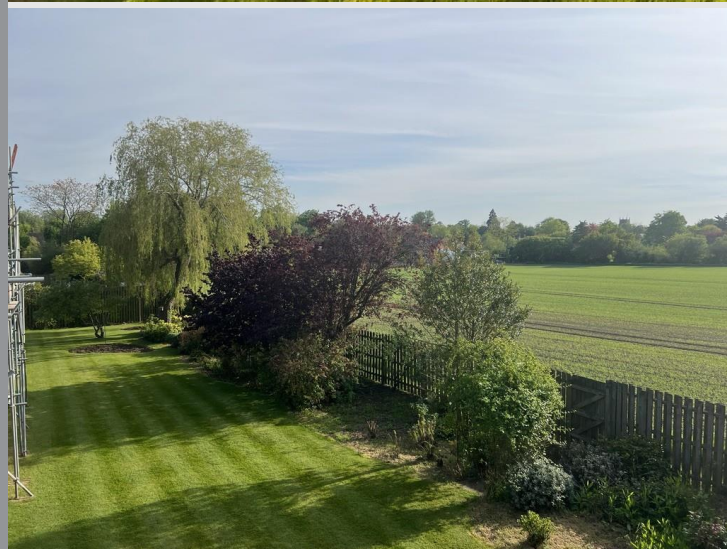
Walsham-le-Willows | Bury St Edmunds | IP31 3AZ

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Gramerci

A rare opportunity to acquire this exciting self-build, four-bedroom property with annex potential. Sold as seen, Grameric offers picturesque, panoramic field views, beautiful landscaped gardens upon a plot of approximately half an acre and positioned in a central village location.

The sought after village of Walsham-le-Willows is home to the popular bar and restaurant, The Blue Boar. There is a strong sense of community in the village with many events and clubs organised through the village hall and other amenities with multiple shops and businesses, a gym, primary school and excellent connections to the historic market town of Bury St Edmunds.





Step Inside

Sold as seen, this self build project will make an excellent four bedroom family home. There is a sizeable open plan kitchen diner with space for French doors onto a patio. The dining area also has triple aspect windows overlooking the landscaped lawn. The house also has two living rooms with feature fireplaces. There are 2 utility cloakrooms with plumbing for washing machines and a large garage/workshop. There is also potential to make an annex dividing the ground floor. Upstairs there is a large landing with four dormer windows and under eaves storage space. There is space to make four identical ensuite bedrooms in the wings of the house however due to no internal walls built in these areas, this is open to the imagination of the buyer to decide.





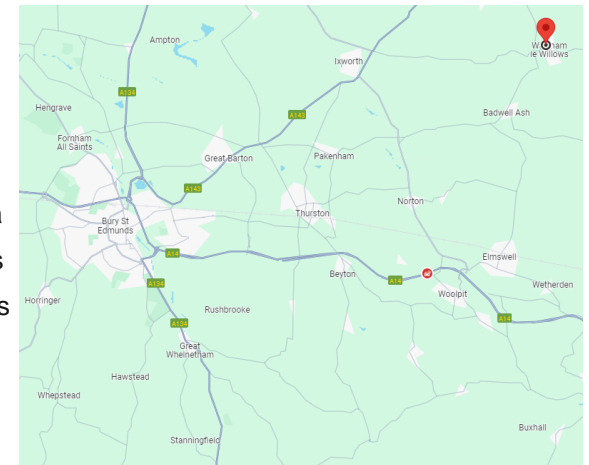
Step Outside

The property sits upon an enclosed half acre plot (stc) with sweeping dual access driveway providing ample parking. There is also potential for garage space and access. To the side the property offers a substantial area to finalise the prospective patio and outside dining area which can be accessed from the open plan kitchen/family room via a large opening. The landscaped garden has been laid to lawn with perimeter flowerbeds along two edges and wraps around the building. There is also a garden shed, and wooden pergolas with wisteria surrounding the prospective patio area.

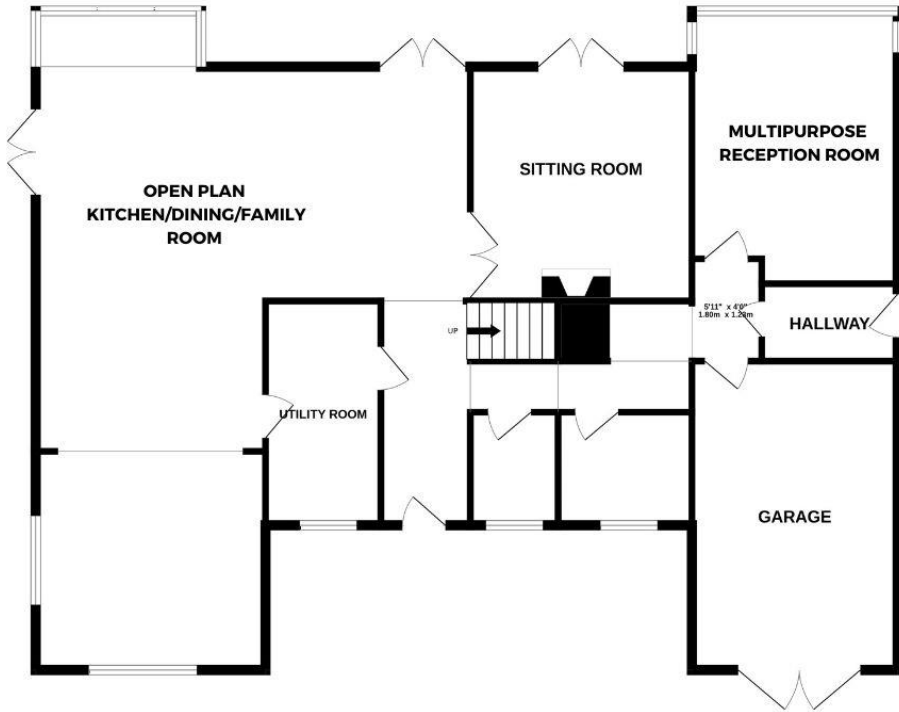


Location

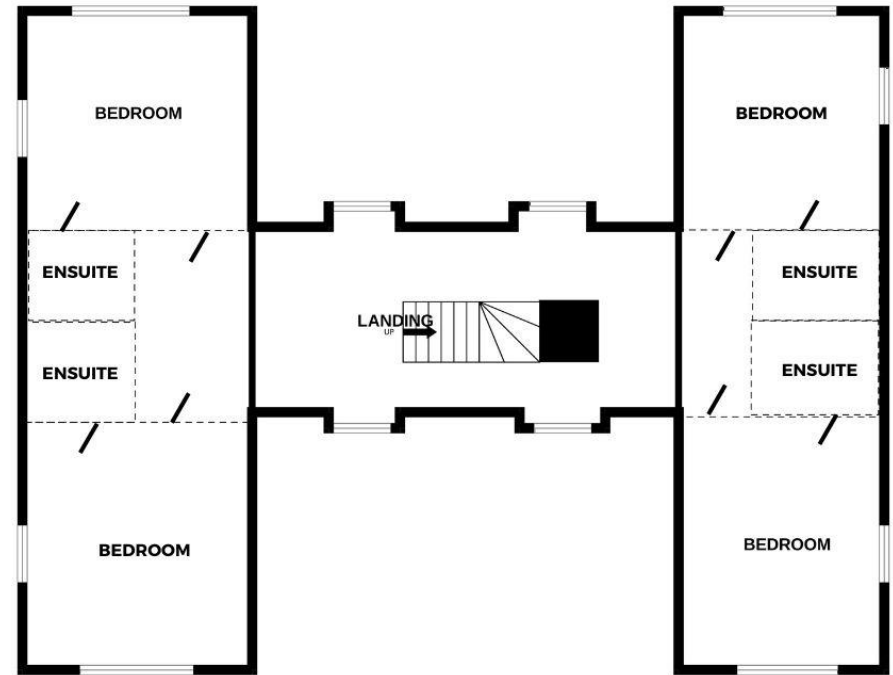
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GROUND FLOOR



1ST FLOOR



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Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

