



Willow House, Bull Lane Pinford End
Bury St. Edmunds, IP29 5NU
Guide Price £675,000

shires
residential

An opportunity to purchase a detached family home situated in a sought-after rural location just 3.5 miles from the very centre of Bury St Edmunds. Willow House stands in attractive gardens that extend to approximately 1/4 of an acre (STS), the property has been extended on the ground floor, enlarging both the kitchen and dining space and provides an excellent opportunity to create a superb home in an outstanding setting with an early viewing recommended to avoid disappointment. The property is sold with the benefit of no onward chain.

Reception Hall

Turning stair to first floor, doors to principal ground floor rooms

Cloakroom

Low level WC and washbasin, window to side.

Sitting Room

Dual aspect room with fireplace, large opening to Dining Room.

Dining Room

Extended to rear with window and patio doors providing views to garden and countryside

Kitchen

Extended with a range of fitted units, windows to side and rear, doors to utility room and hall

Utility Room

Range of fitted units, updated Oil fired boiler, window to front and rear, door to garden,

Study

Window to front.

Landing

Air cupboard with hot water cylinder, doors to all bedrooms and bathroom

Bedroom One

Light double bedroom with fitted wardrobes and window to front

Bedroom Two

Light double bedroom with fitted wardrobes and window to rear

Bedroom Three

Fitted wardrobes window to front

Bedroom Four

Window to rear

Bathroom

Recently updated with suite comprising WC, large washbasin, bath and separate shower cubicle, window to rear.





Outside

The property affords generous frontage to Bull Lane with driveway for several cars and established lawned and planted garden. The drive leads to the attached single GARAGE with light and power, window and personal door. The rear gardens feature a paved patio terrace, opening to a predominantly lawned garden with well stocked shrub and plant borders. The property enjoys excellent views over countryside to the rear.

Agents Note

We understand from our client that a small, broadly triangular shaped parcel of land at the rear boundary of the property is owned by Anglian Water and a nominal Peppercorn Rent, understood to be £75 per annum, is payable for this. This area has been maintained by the owners of the property since purchase in 1975.

Hawstead

Hawstead is a small village set in undulating countryside around three miles south of Bury St Edmunds with its good range of shopping, schooling and leisure amenities as well as a railway station. Local amenities include a village shop and primary school in Lawshall around 3.5 miles away and a Post Offices Stores in Sicklesmere around 2 miles away.

Services:

Mains services are connected including water, electricity and drainage. The property is served by an Oil-Fired Heating system, the boiler having been recently updated. The oil tank is situated in the rear garden. Some of the windows have been updated with UPVC sealed units, many are original.

Tenure:

For sale FREEHOLD with vacant possession upon completion.

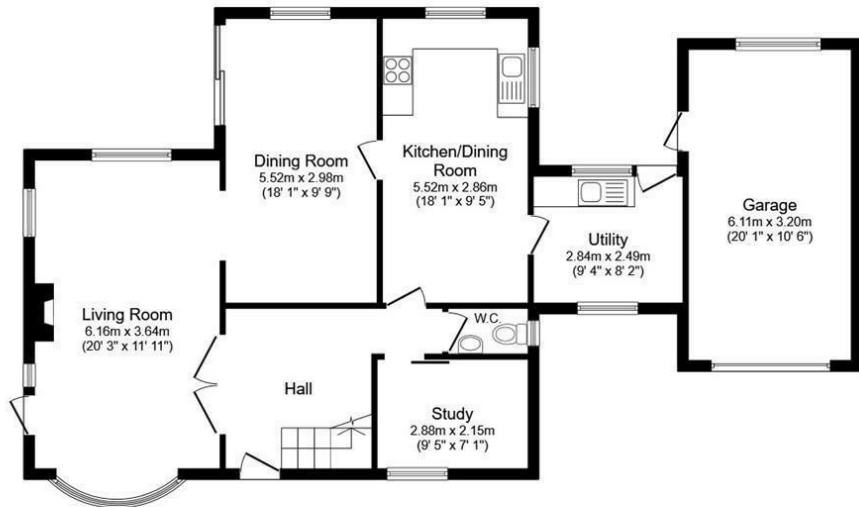
Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band E

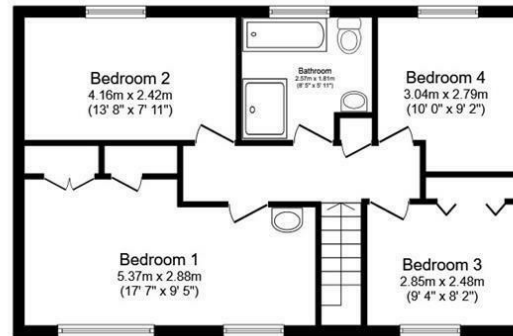
Anti-Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





Ground Floor



First Floor



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.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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