



8 North Acres | Willisham | Suffolk | IP8 4SS

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)



# 8 North Acres, Willisham, Suffolk, IP8 4SS

*“A spacious & well-presented detached family house located in an enviable tucked away cul-de-sac with ample off-road parking, garaging, well-maintained landscaped gardens & countryside views.”*

## Description

A substantial, well-presented detached family house located in an enviable position towards the end of a tucked away cul-de-sac and benefiting from a delightful rear aspect with views of open farmland.

The property is being offered to the market for the first time in many years and boasts individual, free-flowing living accommodation arranged over two floors, and of particular note are the stylish and thoughtfully designed fitted kitchen and bathroom suites.

Outside is ample off-road parking as well as garaging and a range of outbuildings namely summerhouse, workshop and storage sheds.

## About the Area

The small village of Willisham is approximately 8 miles to the west of Ipswich and 3 miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street beyond. There is also easy access to Stowmarket and comprehensive shopping facilities, junior and senior schools and a doctor's surgery in Needham Market.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Welcoming, light and airy entrance with spotlights, stairs rising to the first floor, parquet flooring, door to cloaks cupboard with hanging space and doors to:

### Sitting Room Approx 18'4 x 13'9 (5.58m x 4.20m)

Proportionate room with door to under stairs cupboard, double aspect windows to the front and side, feature inset with fireplace with red brick surround on a tiled hearth and door to kitchen/breakfast room.

### Dining Room Approx 12'1 x 10'9 (3.67m x 3.29m)

French doors to the rear opening onto the terrace and parquet flooring.

### Family Bathroom

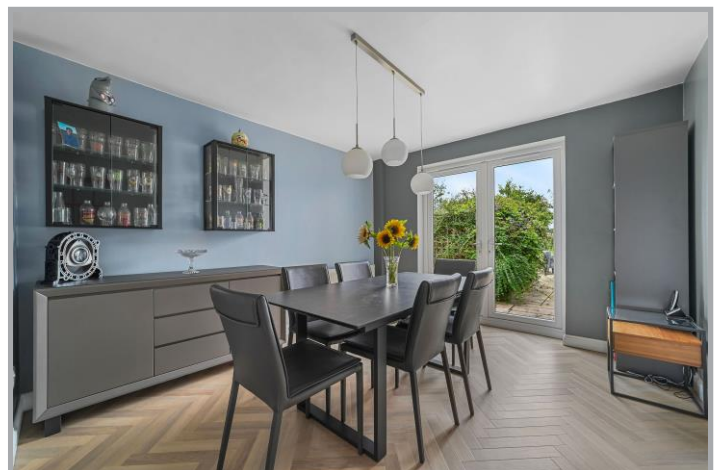
Luxuriously appointed and recently refitted white suite with w.c, hand wash basin with storage under, bath with mosaic style surround, double length shower cubicle, partly tiled walls, spotlights, two frosted windows to side aspect, heated towel rail and tiled flooring.

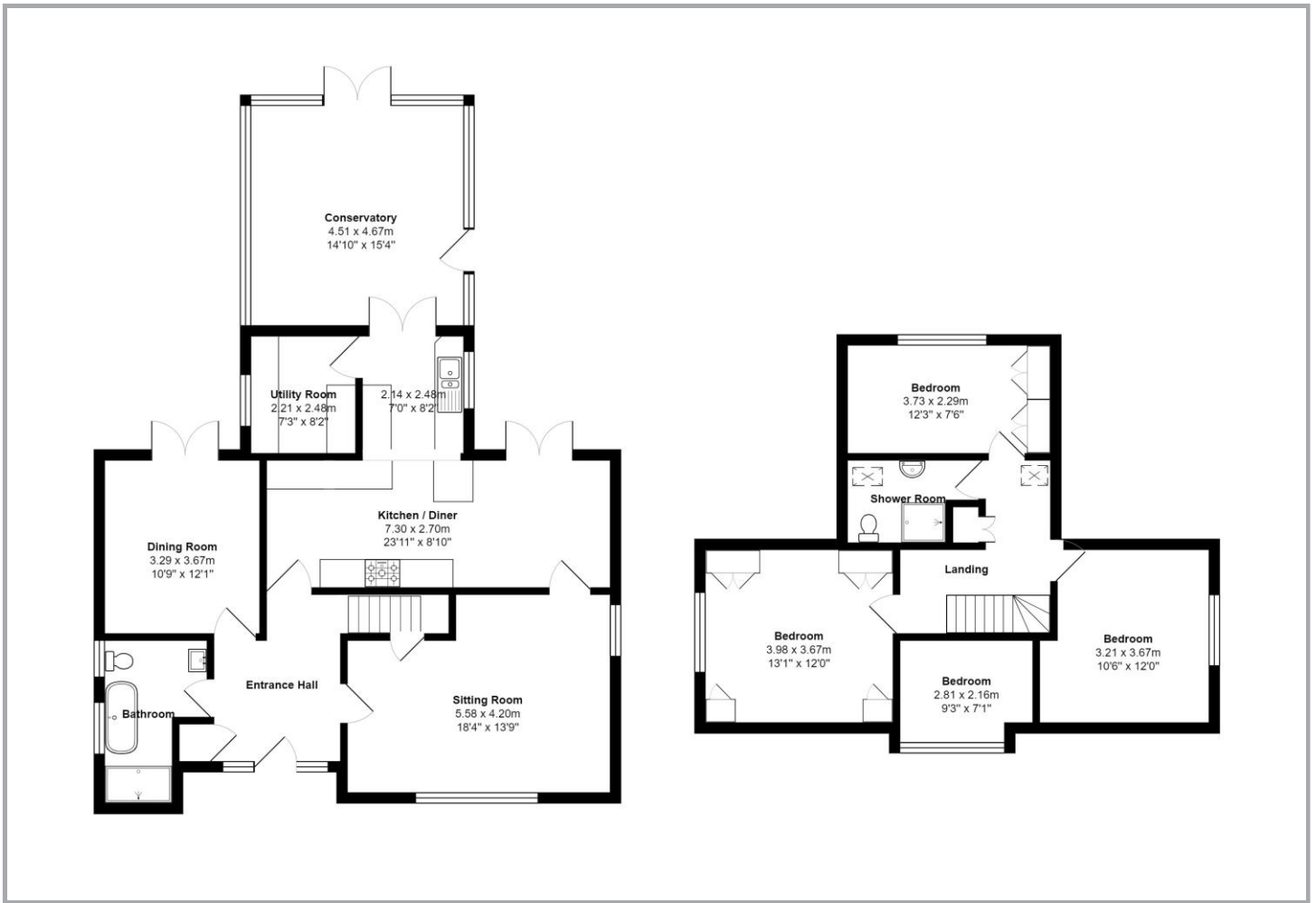
### Kitchen/Breakfast Room Approx 23'11 x 8'10 (7.30m x 2.70m)

Stylish and thoughtfully designed fitted kitchen with a matching range of wall and base units with acrylic worktops over and inset with ceramic one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include two Neff ovens as well as grill, freezer, drawer fridge, dishwasher and Neff five ring induction hob with extractor over. Opening to breakfast area, door back through to sitting room, French doors to the rear opening onto the terrace and spotlights. Double doors to garden room and door to:

### Utility Room Approx 8'2 x 7'3 (2.48m x 2.21m)

Fitted with a matching range of wall and base units with worktops over and space for white goods, housing for Worcester oil-fired boiler and window to side aspect.





**Garden Room Approx 15'4 x 14'10 (4.67m x 4.51m)**

A more recent addition to the property, this space offers delightful views of the landscaped and particularly well-maintained gardens and is constructed on a brick plinth. Windows on three sides, personnel door to side opening onto the terrace and a set of French doors to the rear also opening onto the terrace.

**First Floor Landing**

Currently incorporating built-in desk space, built-in bookcase, skylight, door to airing cupboard housing the hot water cylinder and incorporating shelving, access to loft and doors to:

**Master Bedroom Approx 13'1 x 12' (3.98m x 3.67m)**

Double room with window to side aspect, spotlights and extensive built-in wardrobes on two sides.

**Bedroom Two Approx 12' x 10'6 (3.21m x 3.67m)**

Double room with window to side aspect, spotlights and under eaves storage.

**Bedroom Three Approx 12'3 x 7'6 (3.73m x 2.29m)**

Double room with window to rear aspect.

**Bedroom Four Approx 9'3 x 7'1 (2.81m x 2.16m)**

Window to front aspect.

**Outside**

The property is located in a convenient yet tucked away position towards the end of a cul-de-sac and is accessed over a private drive providing ample off-parking as well as giving access to the tandem garage with up and over door, power and light connected and personnel door to rear.

The grounds are predominately lawned with a terrace abutting the rear of the property as well as an additional sun terrace towards the foot of the garden. The formal gardens are thoroughly well-maintained and landscaped with established and attractive flower and shrub borders with a smattering of established specimen trees. Also incorporated

within the plot are a range of outbuildings ideal for a variety of uses namely summerhouse, workshop and storage sheds, all of which have the added benefit of power and light connected. Also incorporated within the plot is a selection of raised beds. Boundaries for the most part are defined by fencing and hedging and the plot backs onto delightful open countryside.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – D**

**Services**

Mains water, drainage and electricity. Oil-fired heating.







## Energy performance certificate (EPC)

8 North Acres  
Willisham  
IPSWICH  
IP8 4SS

Energy rating  
**F**

Valid until: 2 July 2034

Certificate number: 8929-0138-0086-7006-1473

Property type Detached house

Total floor area 145 square metres

### Rules on letting this property

#### ! You may not be able to let this property

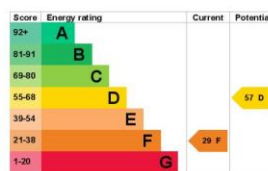
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8929-0138-0086-7006-1473?print=true>

1/4



#### Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Registered address:  
Grove House  
87a High Street  
Needham Market  
Suffolk  
IP6 8DQ

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)

Boxford  
2a Broad Street, Boxford, Suffolk, CO10 5DX  
01787 704200

Needham Market  
87a High Street, Needham Market, Suffolk, IP6 8DQ  
01449 722003

London  
121 Park Lane, London, W1K 7AG  
020 7409 8403