

oakheart



£495,000

Asking Price

Wattisfield Road, Walsham-Le-Willows

OAKHEART BURY ST EDMUNDS are thrilled to offer for sale with no onward chain, this discreetly positioned double fronted detached Victorian family home. The property is positioned within short walking distance of the centre of the well served village of Walsham le Willows.

Upon approach, the property is set back with beautiful gardens to the front, with a central pathway leading to the elegant front door.

Once inside, the hallway leads to the ample sized sitting room with a fabulous cast iron log burner with slate tiled hearth. There is a separate dining room, snug with fireplace, kitchen/breakfast area, separate utility room and WC. The side access from the utility area leads through to the pretty cottage garden,

that flows round the property from the front aspect, you can also access the garden through french doors from the lounge. Also, just off the kitchen is the stunning private courtyard, with decking and seating, a beautiful place to soak up the sun, and enjoy the flowers.

Once upstairs, you have two large double bedrooms, two further good sized bedrooms, and bathroom, so plenty of space for the family. There is an abundance of character throughout this property, and it is a much loved home of the current owner.

Once outside, it is a delightful place to be, with seating areas, borders full of plants and vegetables growing, all enclosed, so nice and secure for children

and pets. There is also a double garage, half of which is currently used for the office space, there is also parking for two vehicles

Location & History - Walsham-le-Willows is nestled within the beautiful Suffolk countryside, and is 11 miles north east of the historic town of Bury St Edmunds, and is 2 miles south east of Stanton. This picturesque Suffolk village can trace its history back over 1,000 years.

SERVICES - Oil Fired Central Heating - Mains Water & Drainage
Council Tax Band E









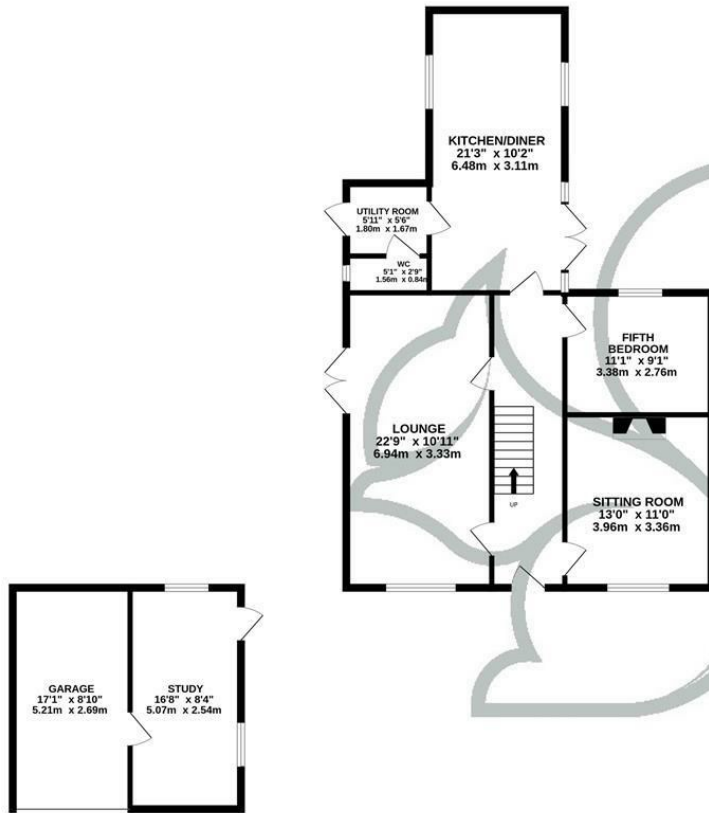
The good die old.

SmithPackaging
F&M

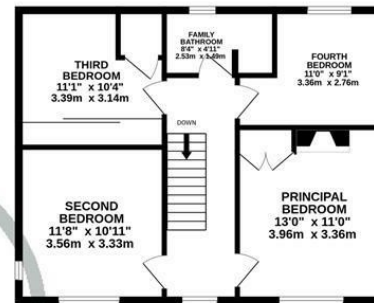
2006
5002



GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 sq.m.) approx.

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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Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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