



St. Catherine The Street, Walsham-Le-Willows - IP31 3AA

£275,000 Freehold

Welcome to this charming two-bedroom detached Georgian cottage, located in a beautiful area that offers both historic character and modern conveniences. Exposed wooden beams feature throughout, adding warmth and charm, especially in the cosy sitting room with its character fireplace. The spacious kitchen is practical and offers ample storage, while the two generously sized bedrooms, each with built-in cupboards, provide plenty of room. A modern family bathroom with stylish tiles completes the home, and solar panels generate income. Outside, the secluded rear garden offers versatility, featuring a workshop and summer house that could serve as a studio or office, while off-road parking is available on the driveway. The property is ideally situated close to local amenities and benefits from excellent transport links to Bury St Edmunds and Diss, providing peaceful surroundings with easy access to nearby towns.

Location

Walsham-le-Willows is a charming village with a strong community spirit, offering a peaceful rural setting. Surrounded by beautiful countryside, it provides easy access to nearby towns and cities. The village is equipped with essential amenities, including shops, a primary school, and a pub, catering to all your daily needs. With excellent transport links to Bury St Edmunds, Diss, and beyond, it's an ideal location for those who appreciate village life while staying close to essential services and commuter routes. The village also boasts scenic walking trails and green spaces, perfect for outdoor enthusiasts keen to explore the surrounding natural beauty.



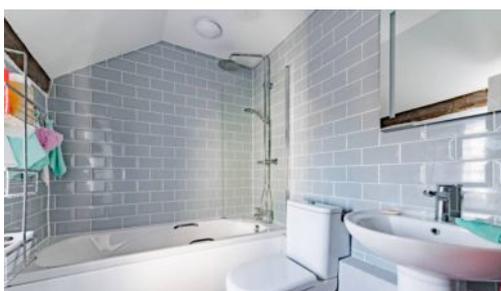
Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity and drainage.

Solar panels generating an income of £100 per year

Heating system- Oil Central Heating

Council Tax Band- TBC



The Street, Walsham-Le-Willows

Step inside through the welcoming entrance hall and into the bright sitting room, where a character fireplace takes centre stage, showcasing a wood beam and brick surround that adds a touch of vintage charm to the space. Exposed wooden beams, similar to those on the fireplace, further enhance the room's character and warmth, ideal for cosy evenings.

The kitchen, spacious and functional, is fitted with cupboards and wood-effect countertops, offering ample storage for culinary essentials. A convenient storage cupboard provides additional organisational space, while a rear lobby, serving as a utility area, grants access to the rear garden.

Ascend the staircase to the upper level, where you'll find two generously sized double bedrooms. Each room features built-in cupboards, providing practical storage space. The exposed wooden beams enhance the character of the rooms, offering the perfect setting for a calm and restful environment.

A modern family bathroom completes this floor, featuring a panelled bath with a shower over and stylish tiled walls that add a contemporary flair to the space.

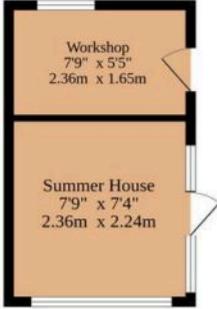
The property is also equipped with double glazing throughout and solar panels that provide a source of income.

Outside, the secluded, low-maintenance rear garden offers a paved seating area, perfect for outdoor dining or simply relaxing. A workshop and a summer house add to the versatility of the space, providing options for a studio, office, or any other use to suit your needs. The garden also features a gate to the front, adding convenience and accessibility.

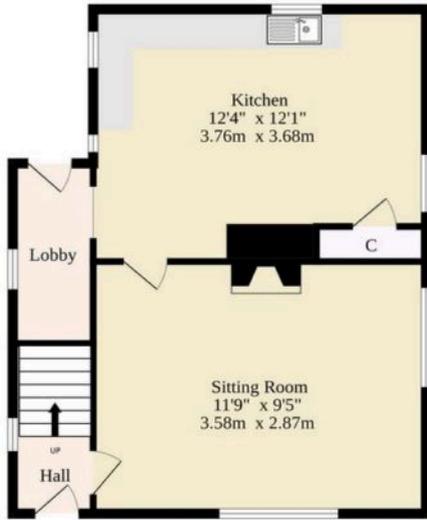
A driveway provides off-road parking, ensuring convenience for residents.



Ground Floor
376 sq.ft. (34.9 sq.m.) approx.



1st Floor
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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