



Granger Close, Walsham-Le-Willows

Sheridans



Granger Close, Walsham-Le-Willows IP31 3FX

Guide Price £495,000

A beautifully presented four bed roomed detached family home providing stylish accommodation and delightful garden for entertaining.

Built to a high standard in 2021, this impressive detached family house, provides beautifully presented accommodation with an excellent attention to detail complemented by spacious and well-proportioned rooms and a delightful garden creating a wonderful outdoor space for entertaining.

Benefitting from air source heating, double glazing and the remaining years of the NHBC warranty, the immaculate accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to a generous size cloakroom. The stylish dual aspect sitting room has a feature contemporary wall-mounted fire and French doors to the rear gardens. The stunning 'live in' dining/family room is a superb space, flooded with light from window to front and large box window to the side, creating a wonderful area for entertaining flowing beautifully through to the particularly well-equipped kitchen, fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by quality integrated appliances including oven, hob, dish washer and large wine cooler. A spacious separate utility/boot room completes the ground floor accommodation.

Stairs lead from the entrance hall to a spacious first floor landing with useful linen cupboard. The principal dual aspect bedroom has fitted wardrobes and a stylish en-suite shower room. The guest bedroom also benefits from a further en-suite and the two remaining bedrooms are served by the family bathroom, completing the first floor accommodation.

Outside

The house is approached along a block paved driveway providing off road vehicle parking and access to the garaging. To the front and side are neatly maintained gardens mostly laid to lawn complemented by a variety of shrubs and herbaceous plants. Gated side access leads to the enclosed rear gardens creating a particular feature of the house with central lawn, attractive red brick wall bordering an attractive seating area beneath a timber pergola and further paved terraces for entertaining.

Location

The house is on a striking new development of high quality homes on the edge of this popular Suffolk village and within easy reach of the local amenities including; a well regarded primary school, two public houses, excellent combined butcher and village shop, Clarkes of Walsham building and agricultural merchants, village hall and bowling green. Walsham Le Willows is situated about 12 miles to the north east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, thriving sports club,

- Immaculately presented accommodation
- Delightful garden for entertaining
- Off road parking, garaging
- Dual aspect sitting room
- Fabulous 'live in' dining/family room
- Beautifully equipped kitchen
- Utility, cloakroom
- Four generous bedrooms
- Two stylish en-suites, family bathroom
- Internal inspection essential

cultural and recreational facilities. Convenient access is gained to Stowmarket and Diss, both of which provide a main line rail link to London Liverpool Street Station.

Directions

From the village centre proceed along Wattisfield Road and turn left into Granger Close, where the house will be found further on the right-hand side.

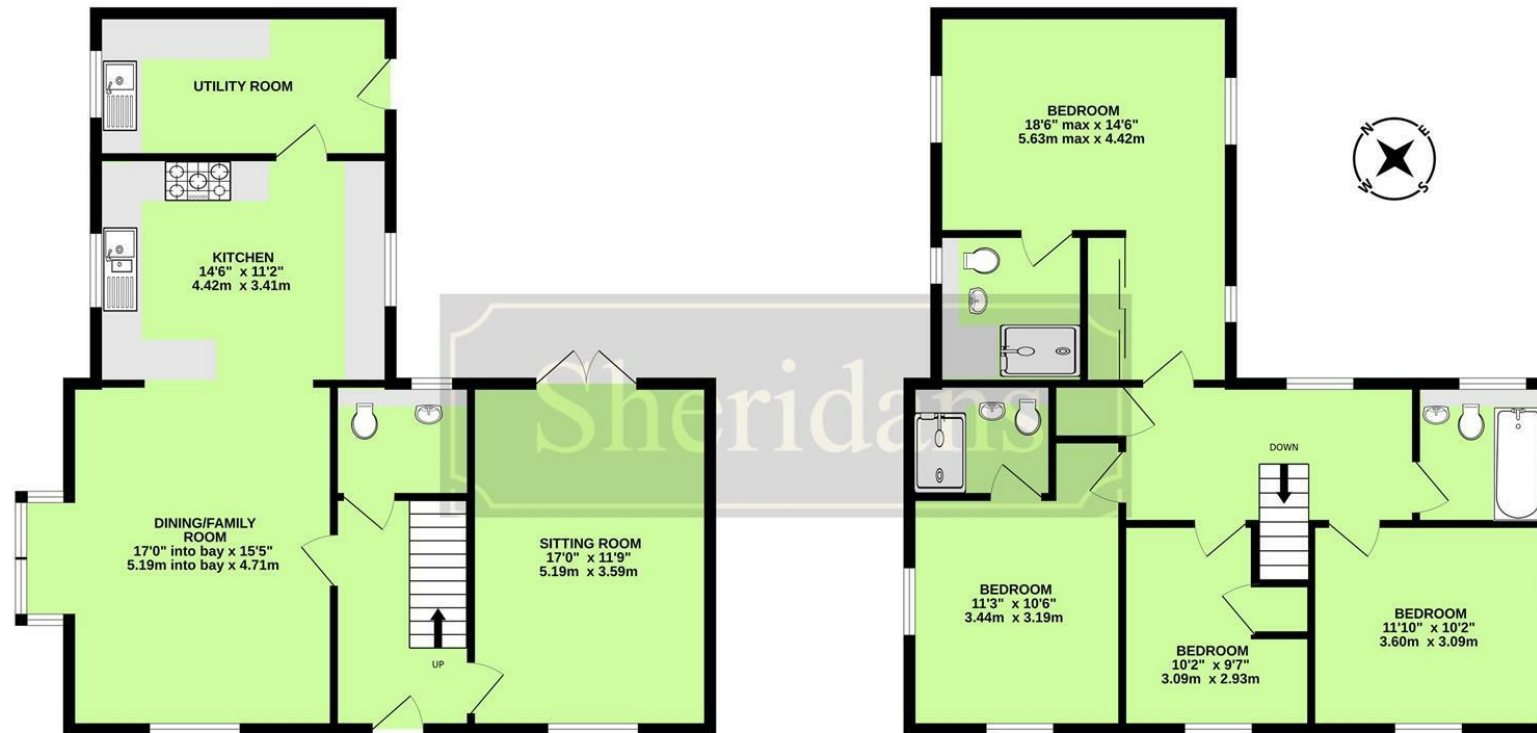
Services

Mains electricity, water and drainage. Air source heating. Council Tax Band: E. EPC Rating: B.



GROUND FLOOR

1ST FLOOR



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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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