



The Street, Walsham Le Willows

Sheridans



The Street, Walsham Le Willows IP31 3AZ

Guide Price £389,000

An outstanding period cottage in the heart of the pretty village of Walsham Le Willows.

This character two bedroom cottage has a wealth of period features, a refitted Neptune kitchen, a well-proportioned sitting room with log burner, study/dining room, master bedroom, second double bedroom, spacious family bathroom, off road parking and a private courtyard garden whilst situated in the centre of the popular village of Walsham Le Willows.

This stunning property is within walking distance of two village pubs and a shop in pretty Walsham Le Willows, which has a small stream flowing through the centre of the community, and weeping willow trees overhanging the street where the cottage is found.

The owners have undertaken substantial improvements to the cottage, including almost doubling the size of the kitchen's units with solid oak worktop, adding full gas fired central heating throughout with a Bosch boiler and enhanced insulation, exposing the lounge panments and laying new carpets, improving the courtyard garden including adding patio flagstones, raised decking, and private willow screening, and repointed the large chimney breast.

In brief the beautifully presented accommodation consists of entrance door into the beamed kitchen, fitted with an excellent range of Neptune units with wooden work surfaces over, a butler sink, a feature fireplace with a bread oven and space for a range cooker, an integrated dish washer, dual washing machine/tumble dryer and tiled flooring. Door through to the dual aspect beamed

sitting room, which is a delightful room with a fireplace and log burner and an open beam divide to the study/dining room.

Staircase with useful under-stairs cupboard ascend to the first floor. There is good sized principal bedroom with window to the front and a further generous second double bedroom. The luxury family bathroom has a freestanding bath with rain head shower over, a wash hand basin, WC, heated towel rail and loft access, completing the accommodation.

Outside

At the front of the property is a shared shingle driveway with off road parking for one car. There is a small low maintenance garden fully enclosed by hurdle fencing, currently where the hot tub is located (not included) on a raised timber deck. A paved terrace within this area is ideal for outdoor entertaining.

Location

Walsham Le Willows is a popular and picturesque village providing a good range of local facilities including an award winning butchers, building merchants, two public houses, a well-regarded primary school, family sports club and a fine local church. The village is situated approximately 11 miles north east of Bury St Edmunds and 12 miles from Stowmarket with its main line rail link to London.

Directions

When entering the village from the direction of Ixworth and Bury St Edmunds, proceed along The Street, past the entrance to Clarkes of Walsham and the property is further on the left.

Services

All mains services are connected. Gas fired radiator central

- Charming two bedroom cottage in the heart of Walsham Le Willows
- Superb Neptune kitchen
- Sitting room with fireplace and woodburner
- Character features throughout
- Dining room/study
- Two generous bedrooms
- Spacious family bathroom with roll top bath
- Private courtyard garden
- Off road parking
- No onward chain

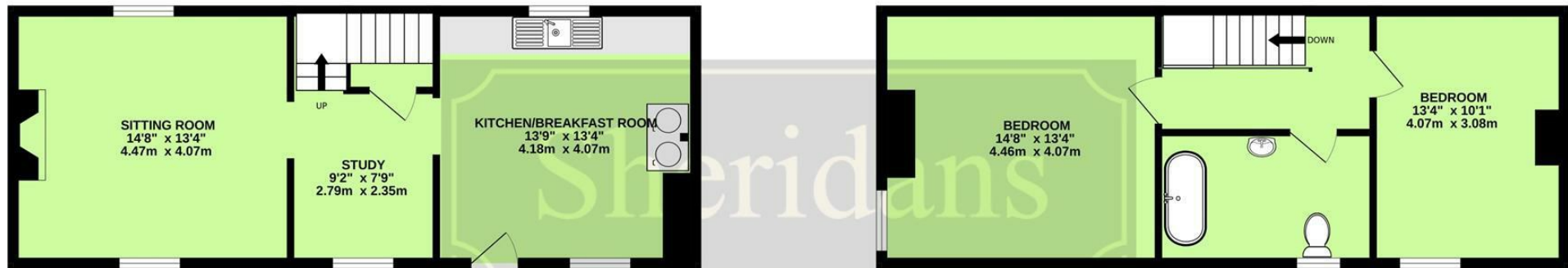
heating. Council tax band C. EPC Rating: F.

The wooden pergola pictured in the courtyard garden is available for purchase by separate offer. No onward chain.



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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