



Palmer Street, Walsham-Le-Willows

Sheridans







# Palmer Street, Walsham-Le-Willows IP31 3BZ

Guide Price £640,000

A surprising individual 4 bedroom detached family home of just under 2000 sqft providing bright and airy accommodation complemented by delightful gardens.

Built in 1998 of traditional brick and block construction with rendered elevations beneath a tiled roof-line, this individual house offers a surprising level of much improved accommodation, displaying unique features throughout including well-proportioned rooms with delightful landscaped gardens including a studio affording views across meadows and paddocks.

With newly installed powder coated aluminum windows which can be painted to any colour choice, the accommodation in brief comprises an oak entrance door opening to the reception hall with a striking Herringbone style floor flowing throughout most of the ground floor. The stairs lead off to the first floor and from the hall a door opens to a cloakroom. The study is a versatile reception with window to front and the separate dining room is an ideal reception room for entertaining. With windows to the side and rear, the well-equipped kitchen is fitted with an excellent range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces and complemented by built-in appliances. From the kitchen, leads to the separate utility leading through to the double garaging. The sitting room is a fabulous reception creating a fantastic space possessing a particularly light and airy atmosphere. Of particular note is the fireplace with contemporary style wood-burner, oak flooring and the bespoke curved glass wall with French doors opening to the rear gardens.

On the first floor the spacious landing leads to the four generous

bedrooms, including the large principal bedroom with fitted double wardrobe cupboards and upgraded en-suite shower room. A further en-suite complements a guest bedroom and the large family bathroom with bath and separate shower enclosure, serves the remaining two bedrooms and completes the accommodation.

## Outside

The house is approached along gravel a driveway providing plenty of vehicle parking, turning space and access to the double garage. The gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs and mature trees, complemented by well-stocked flower beds, circular terraces and outside seating areas. Within the gardens is a workshop and a bespoke studio/guest accommodation during the summer months. From the gardens, delightful views are enjoyed across Meadows and Paddocks belonging to The Grove.

## Location

The house enjoys a tucked away setting set back from the road and backing onto meadows, whilst within easy reach of the village centre. Walsham Le Willows is home to an award winning butcher's shop, which also sells general groceries. There is a building merchant, a public house, a popular family sports centre and a well regarded primary school. The historic church has been a venue for concerts and organ recitals over the years. Walsham-le-Willows is well known for the annual "Open Gardens Weekend" at the end of August. The village is situated approx. 11 miles North East of Bury-St Edmunds and 12 miles from Stowmarket with its main line rail link to London.

## Directions

When entering Walsham Le Willows from the direction of Badwell

- Individual detached family home in well served village
- Ample parking, double garaging
- Delightful landscaped gardens affording views across meadows
- Well proportioned accommodation
- Oak and herringbone style flooring
- Well-equipped kitchen, separate utility
- Spacious sitting room with feature curved glass wall and doors
- Dining room, study, cloakroom
- Principal bedroom with en-suite
- Three remaining bedrooms, en-suite shower, family bathroom

Ash, turn right into Palmer Street, where the entrance to the house will be found further on the left-hand side.

[Bhttps://what3words.com/walled.undertone.posting](https://what3words.com/walled.undertone.posting)

## Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: F

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

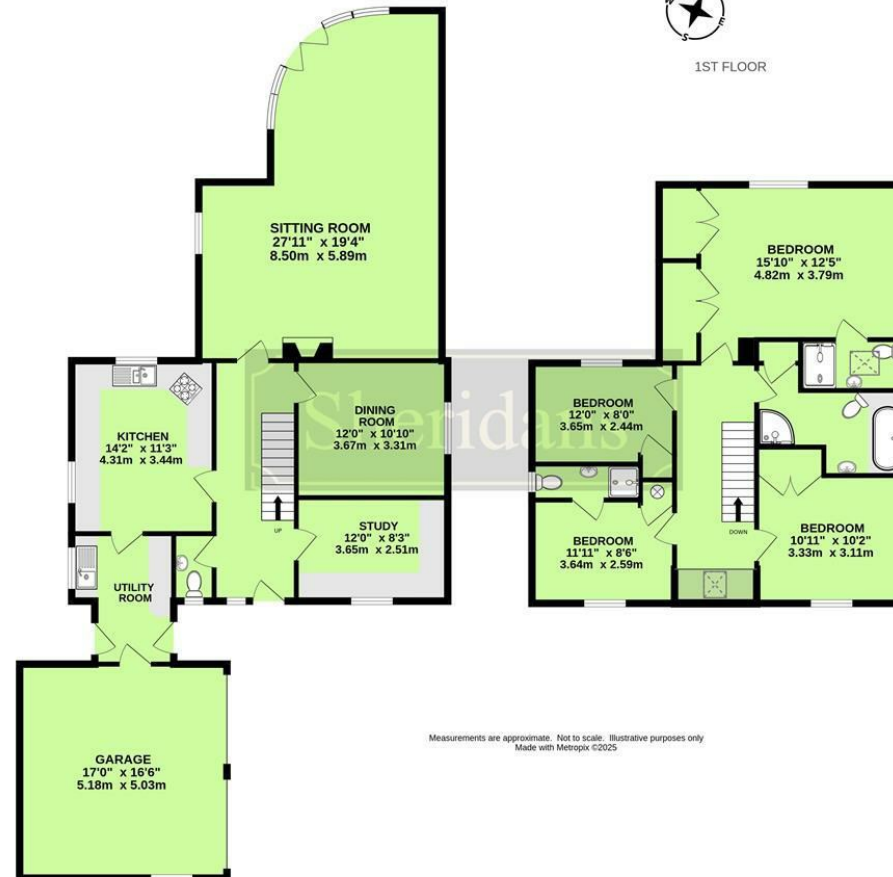
Flood Risk: Very Low Risk



GROUND FLOOR



1ST FLOOR



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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