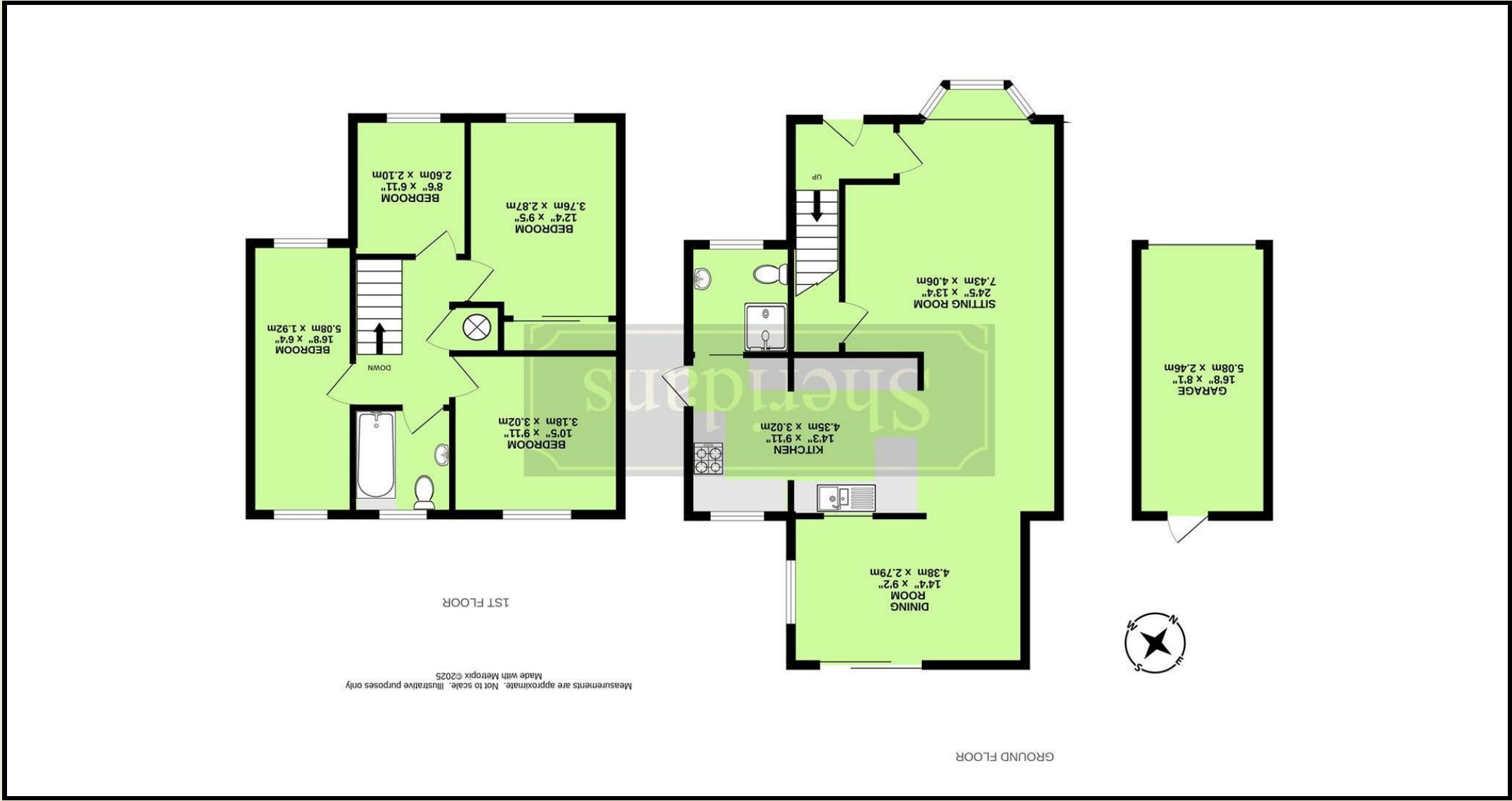


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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







## Palmer Street, Walsham-Le-Willows, Bury St. Edmunds IP31 3BZ

Guide Price £280,000

An extended 4 bedroomed semi detached house providing a surprising level of accommodation with south facing gardens.

Built of traditional brick construction beneath a tiled roof and with a double storey side extension and a further single storey rear extension in 2021, this deceptive semi detached house, provides a surprising level of particularly light and airy accommodation, whilst situated within the popular and well served village of Walsham Le Willows. Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the sitting room with bay window to front and under stairs cupboard. The sitting room flows through to the kitchen breakfast room, fitted with an extensive range of units with built in appliances and door to garden and door to the ground floor shower room. The dining room is situated off the kitchen/breakfast room, creating an ideal reception room for entertaining, with window to side and sliding glass doors to rear gardens and patio. On the first floor, the landing has an airing cupboard and leads to the four comfortable bedrooms, served by a family bathroom, completing the accommodation.

**Outside**  
To the front is a lawned garden and a brick weave driveway providing ample off road vehicle parking. Side access leads to the enclosed rear gardens which are mostly laid to lawn with gate leading to a single garage and parking space. Adjoining the rear of the house is a paved terrace creating an ideal area for outdoor entertaining.

**Location**  
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 Ash, turn right into Palmer Street, where the house will be found further on the right hand side.

- Extended 4 bedroomed house in popular village location
- Brick weave driveway with ample parking, single garage
- South facing enclosed garden
- Sitting room
- Dining room
- Kitchen breakfast room
- Shower room
- Four bedrooms
- First floor family bathroom
- Deceptive accommodation

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**Services**  
Mains electricity, water and drainage. Oil fired radiator central heating.  
Council Tax: Mid Suffolk Band: C  
Broadband speed: Up to 80 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Very Low Risk

