



**Palmer Street, Walsham-Le-Willows, Bury St. Edmunds**

**Sheridans**







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

Guide Price £275,000

Much improved 3 bedroom semi detached house with south facing gardens in a well served picturesque village.

Built of traditional brick construction beneath a tiled roof and benefitting from oil fired radiator central heating and double glazing, this much improved and well presented village house is ideal for a growing family and situated only a stones throw from the village playing field and local facilities. The accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to the light and airy dual aspect sitting/dining room with bay window to front and French doors opening to the rear gardens. The well equipped kitchen is fitted with an ample range of units complemented by built in appliances and door to garden. On the first floor is a landing leading to the three bedrooms and family bathroom, completing the accommodation.

### Outside

To the front is a shingle driveway providing off road parking for 2 cars and gated side access to the rear gardens. The enclosed rear gardens are south facing and have been landscaped to include an area of lawned garden, raised bed/herb garden

and a smart porcelain terrace, creates an ideal outdoor space for entertaining and al-fresco dining. A newly rebuilt single garage is also included in the sale.

### Location

Walsham Le Willows is a picturesque Suffolk village with a wealth of character and a thriving local community and also home to an award winning butcher's shop, which also sells general groceries. Clarkes of Walsham is a well known building merchant/garden supplier and other facilities include two public houses, 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.

- Well presented 3 bedroom semi detached house in thriving village
- Off road parking for 2 cars
- Single garage
- Enclosed south facing gardens
- Electric heating, wood/log burner & double glazing
- Sitting/dining room
- Well equipped kitchen
- Three bedrooms
- Family bathroom
- Ideal for a growing family in well served village

What3words:///sampled.thickens.soggy

### Services

Mains electricity, water and drainage are connected. Electric central heating. Double Glazing.

Council - Mid Suffolk Tax Band C

Broadband speed: Up to 65 mbps available (Source Ofcom)

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

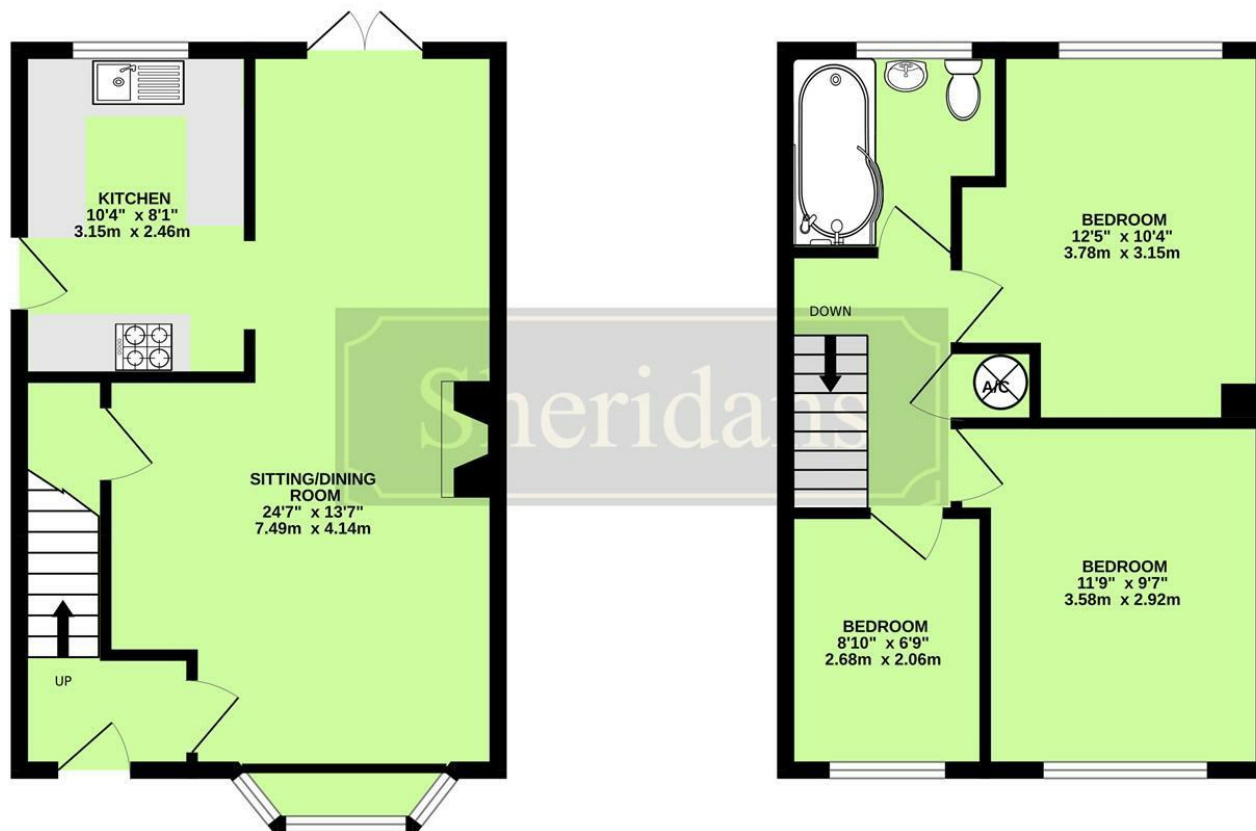
Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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