



**Pyes Close, Walsham le-willows, Bury St. Edmunds**

**Sheridans**







# Pyes Close, Walsham le-willows, Bury St. Edmunds IP31 3FW

Guide Price £525,000

A beautifully presented five double bedroomed detached family home providing versatile accommodation including 2 reception rooms, exceptional kitchen/dining/family room, 3 bathrooms (2 ensuite), double garage and larger than average garden. Built to a high standard in 2022, this impressive detached family home has been further enhanced by the current owners and provides a beautifully presented home.

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 sized cloakroom. The stylish sitting room has double doors opening to the stunning kitchen/dining/family room being a superb space for entertaining with well appointed kitchen area and French doors to the garden. The kitchen is 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 fridge/freezer. There is a good sized study/reception room along with a spacious separate utility/boot room with courtesy door to the double garage which completes the ground floor accommodation.

Stairs lead from the entrance hall to a spacious first floor landing with useful linen airing cupboard housing the hot water cylinder. The principal double aspect bedroom has fitted wardrobes and a stylish en-suite shower room. The guest bedroom also benefits from a further en-suite and the three remaining double bedrooms are served by the family bathroom, which completes the first floor accommodation.

## Outside

The house is approached along a block paved driveway providing off road vehicle parking and gives access to the double garage. To the front is a well maintained garden mostly laid to lawn complemented by a variety of shrubs and herbaceous plants. Gated side access leads to the fully enclosed rear garden being larger than average and creating a particular feature of the home. It is mainly laid to lawn with patio area perfect for entertaining.

## Location

The house is on a striking new development of high quality homes on the edge of this popular Suffolk village with wildflower and play area being 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 a thriving community spirited village and 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, 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 then take 2nd right onto Pyes Close where the property can be found on the left.

## Services

Mains electricity, water and drainage.

Air source heating.

Council - Mid Suffolk Tax Band: E

- 5 DOUBLE bedrooms
- 2 Ensuites and family bathroom
- Stunning kitchen/dining/family room
- 2 further reception rooms
- Utility and cloakroom
- Double garage with ample parking to front
- Larger than average garden
- NHBC warranty remaining
- Popular thriving village

Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

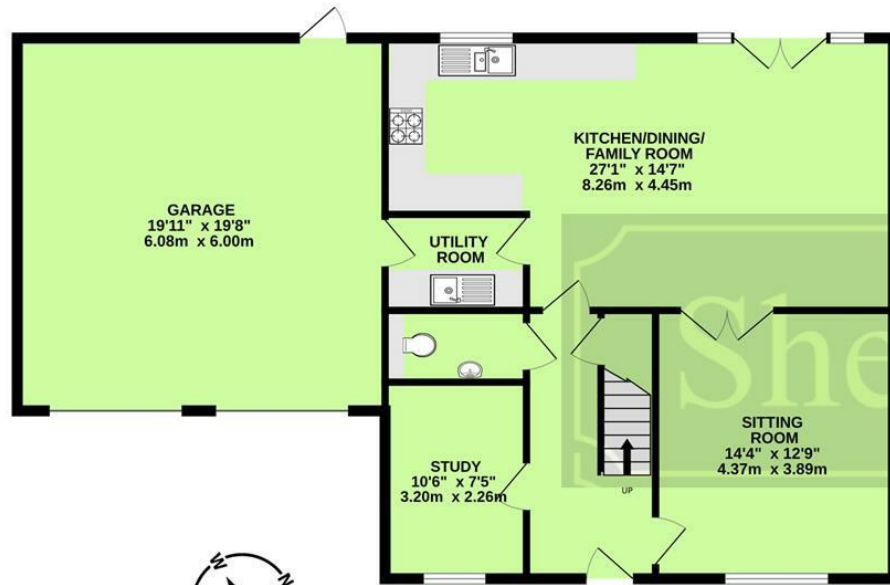
Flood Risk: Very Low Risk

Remaining NHBC Warranty of 7 years

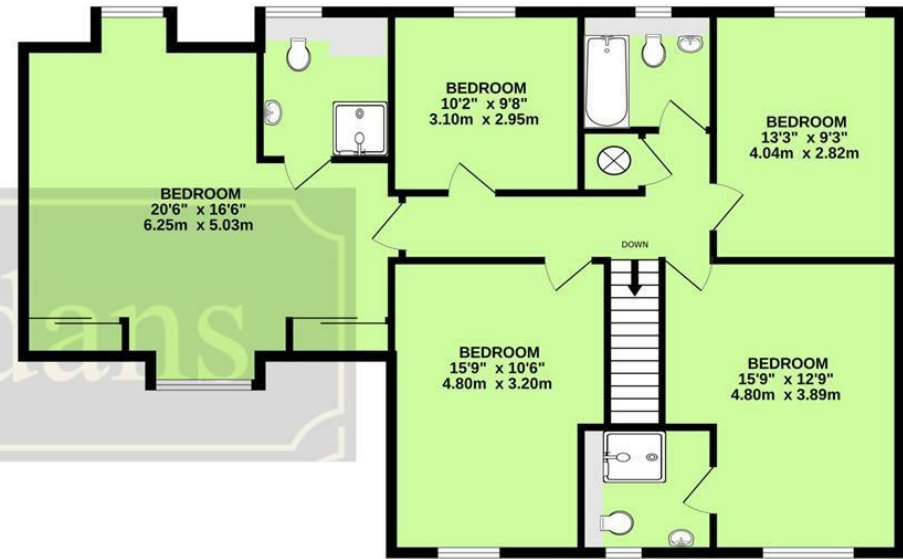
Agents Note: There is an annual service charge of £243.52 per annum for the upkeep of the communal areas/greens.



GROUND FLOOR  
1178 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 1981sq.ft. (184.0 sq.m.) approx.  
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.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



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