



36 Elm Drive  
Walsham Le Willows

DAVID  
BURR



## 36 Elm Drive, Walsham Le Willows, IP31 3FG

Walsham le Willows boasts charming local amenities including a butcher's shop/store, primary school, church, Sports hall, gym and popular public houses/restaurants. For a more comprehensive range of facilities, Diss (11 miles) offers shopping, cultural, and leisure options, alongside a mainline rail link to London. The bustling market town of Bury St Edmunds is just 12 miles away.

A Stylish and Inviting Village Home, this beautifully presented property has been significantly enhanced by the current owners, offering a warm and welcoming atmosphere complemented by a high-quality finish throughout. Nestled in a peaceful village setting, the home enjoys private rear gardens, garage, and parking, making it the perfect retreat for modern family living. From the moment you step inside, this home exudes comfort and style. Built in 2012, it features traditional styling and an abundance of natural light, with thoughtful upgrades that enhance its appeal. Built by the highly regarded Hopkins Homes, this property is ideally situated within a historic and picturesque village.

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**ENTRANCE HALL:** Welcoming entrance hall with stairs to the first floor.

**CLOAKROOM:** Pedestal wash basin and W.C.

**KITCHEN/DINING ROOM:** The recently fitted luxury kitchen/dining room is a standout feature, combining modern functionality with timeless elegance. High-quality integrated appliances include a double oven, hob, cooker hood, dishwasher, and fridge freezer. The hardwood flooring throughout adds a seamless, stylish finish, while a utility/boot room with an integrated washing machine and additional storage offers practicality.

**UTILITY/BOOT SPACE:** with an integrated washing machine and additional storage offers practicality.

**SITTING ROOM:** The sitting room benefits from a dual-aspect design, creating a bright and airy space, with French door leading into the garden.

**FIRST FLOOR:** A bright landing provides access to the three well-proportioned bedrooms and a beautifully appointed family bathroom. The landing has benefit of an airing cupboard

**MASTER BEDROOM:** Generously proportioned room with window to front and built in wardrobes.

**EN SUITE:** Walk in shower cubicle, pedestal hand wash basin and WC.

**BEDROOM TWO:** Window overlooking the front. Built-in wardrobe.

**BEDROOM THREE:** Window overlooking rear garden. Access to loft space.

**FAMILY BATHROOM:** Beautifully appointed panelled bathroom with Bath, WC and pedestal hand wash basin. Window to rear.

### Outside

The front garden is mainly laid to lawn, while the rear garden enjoys a sunny and secluded aspect. With raised flower and shrub borders, a new patio area, and rear pedestrian access, this outdoor space is perfect for alfresco dining or unwinding with a glass of wine after a long day. A single **GARAGE** en bloc and **ALLOCATED PARKING** space are conveniently located just steps from the front door.

This stunning home offers the rare combination of a high-specification finish, practical living spaces, and a desirable village location – ideal for families, couples, or anyone seeking a relaxed countryside lifestyle.

**SERVICES:** Mains Electricity, Water, Drains and Oil-Fired central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D.

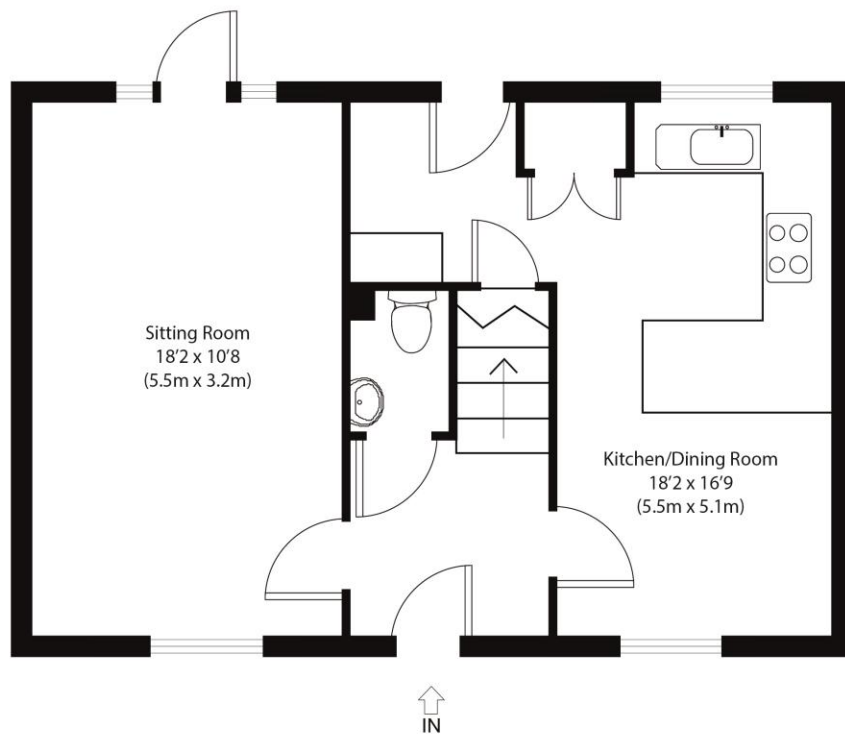
**EPC RATING:** C

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

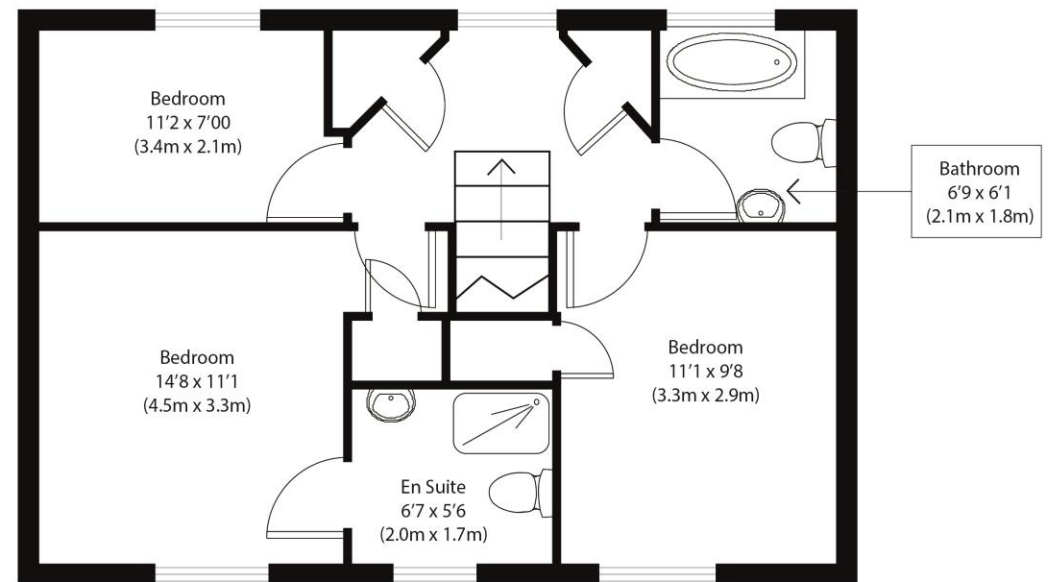
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor



First Floor



Approximate Gross Internal Area  
1030 sq ft (96 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.  
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