



Willows
Walsham le Willows

**DAVID
BURR**



Willows, Summer Road, Walsham-le-Willows, Suffolk, IP31 3AH

Walsham le Willows is a picturesque and historic Suffolk village with local amenities including a pre-school and primary school, St Marys church and Congregational church, butchers, builders' merchant, two public houses, coffee shop and mobile post office. There are numerous clubs and groups including the family sports club, WI, bell ringers, history group, mother and toddler group as well as several annual events. The cathedral town of Bury St Edmunds (12 miles) and Stowmarket (12 miles) have an excellent range of schooling, shopping, recreational and cultural facilities and the latter has a mainline rail link to London Liverpool Street.

A superb Georgian styled detached family home built in 1968 and set within grounds measuring approximately 2 acres. This exquisite property offers well-proportioned accommodation typical of Georgian style/design located over three floors including six bedrooms and three reception rooms. It is fair to say the property does require a degree of modernisation but affords substantial accommodation including wonderful idyllic private grounds whilst affording an enviable position within this highly sought after Suffolk village. Willows House is further enhanced by a double garage situated at the end of a long private driveway.

A Georgian styled detached house built in 1968 with well-proportioned accommodation over three floors and set within idyllic grounds believed to measure approximately 2 acres.

Entrance door to;

ENTRANCE HALL: A wonderfully large inviting area with front aspect via sash windows and staircase rising to the first floor with storage cupboard. Tiled flooring. Doors to;

DRAWING ROOM: An impressive room with high ceiling and attractive fireplace creating the main focal point of the room. This double aspect area affords views of the grounds.

DINING ROOM: Offering front aspect through attractive sash windows having shutters, feature fireplace again creating the main focal point of the room. Double doors opening back through to the entrance hall.

REAR HALLWAY: With external rear door to the grounds. Tiled flooring. Access to cloakroom. Doors opening to;

KITCHEN: Fitted with matching wall and base units under wooden work preparation surfaces that incorporates a Smeg oven under Smeg hood and four ring electric hob. Space for washing machine and dishwasher. Rear aspect. Tiled flooring. Large pantry cupboard.

LOBBY AREA: With side door and tiled flooring. Leading through to breakfast room.

BREAKFAST ROOM: A versatile room that would lend itself to a multiple of uses, currently occupied as a breakfast room by the present owners. Rear aspect via sash windows. Space for fridge freezer. Tiled flooring.

CLOAKROOM: Having low level W.C. and wall hung wash hand basin with mixer tap and vanity surround. Rear aspect via sash windows with attractive shutters.

First floor

LANDING: A welcoming area with staircase rising to second floor landing and offering rear aspect of the grounds. Doors to;

BEDROOM 1: A substantial room having wonderful double aspect via sash windows and views of the grounds.

BEDROOM 2: Again a splendid double aspect room via sash windows.

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BEDROOM 3: Having front aspect via sash windows.

BEDROOM 4/LIBRARY: Currently occupied as a home office/library by the present owners but would easily revert to a fourth bedroom if so required. This delightful room offers front aspect via sash window.

BATHROOM 1: Having panelled bath with shower room, W.C. and wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

BATHROOM 2: Again, having panelled bath with shower room, W.C. and wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

Second floor

LANDING: A welcoming area with doors to;

BEDROOM 5: A generous size room with front aspect.

LIBRARY: Currently occupied as a storage area by the present owners however would lend itself to a sixth bedroom if required. Wood flooring. Front aspect.

STORE ROOM: Having front aspect with views to grounds, the neighbouring village and parish church.

Outside

The property is approached via a part shared driveway which immediately turns left into the grounds of Willows House and continues along substantial walling, eventually arriving at the property and its designated parking which allows off street parking for multiple vehicles. This continues to the **DOUBLE GARAGE** having power and light connected and two up and over doors.

The grounds of Willows House are a genuine delight and are designed with an idyllic setting in mind. Having an extensive display of established trees

and shrub areas with well stocked flowering borders and an expansive lawn. Immediately adjacent to Willows House is a well-placed terrace area to enjoy the warm summer days and the grounds beyond.

LOCAL AUTHORITY: Mid Suffolk District Council. Band G

EPC Rating: E

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

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

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 whatever 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

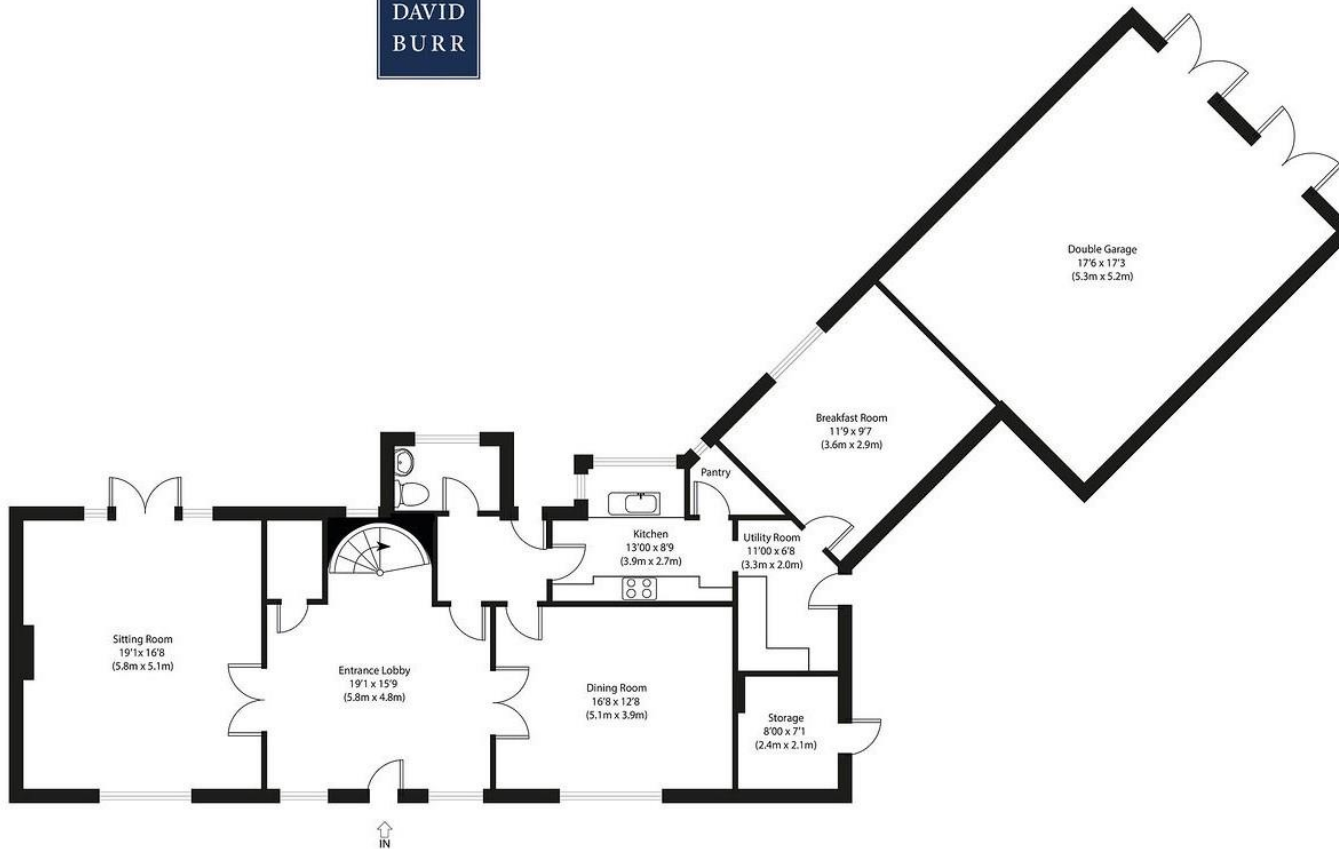
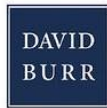


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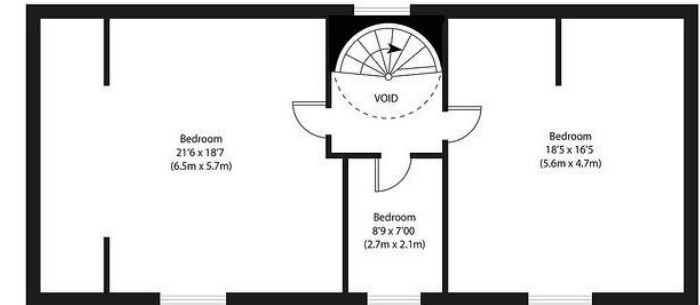


Approximate Gross Internal Area
3375 sq ft (314 sq m)

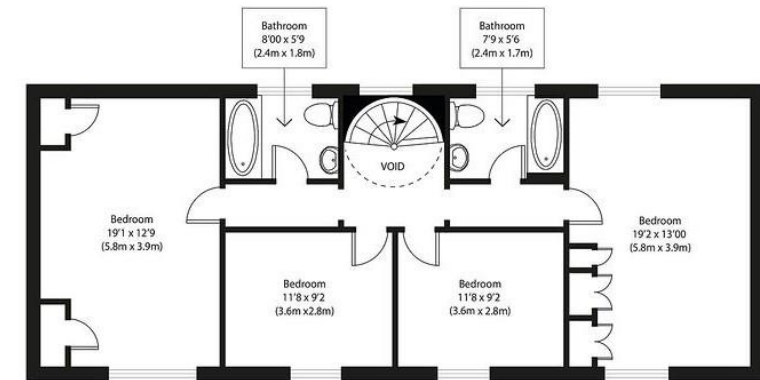
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor



Second Floor



First Floor

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