



**Pyes Close  
Walsham Le Willows**

**DAVID  
BURR**







## 5 Pyes Close, Walsham-Le-Willows, IP31 3FW

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.

Located towards the periphery of the popular village of Walsham le Willows, this well-presented three-bedroom semi-detached home offers an excellent opportunity for those seeking a stylish, low-maintenance property in a well-connected yet rural setting. The property features a modern and efficient layout, including a well-equipped kitchen/diner with integrated appliances, an ensuite to the principal bedroom, and off-road parking for two vehicles. Offered with no onward chain, it represents an ideal purchase for first-time buyers, professionals, or those looking to downsize.

### A stylish and low-maintenance three-bedroom home in a well-connected village setting, offered with no onward chain

**ENTRANCE HALL:** Access to ground floor accommodation and staircase to first floor.

**SITTING ROOM:** 16'0" x 9'2" (4.88m x 2.79m) A bright and welcoming reception room with front aspect window.

**KITCHEN/DINING ROOM:** 17'0" x 9'2" (5.18m x 2.79m) Fitted with a modern range of base and wall units beneath work preparation surfaces incorporating a single drainer sink unit. Integrated oven, hob and extractor fan, along with built-in fridge/freezer. Ample dining space and access to the rear garden.

**CLOAKROOM:** Low-level WC and wash hand basin.

#### **FIRST FLOOR: Landing**

Providing access to all bedrooms and the family bathroom.

**BEDROOM ONE:** 10'2" x 9'10" (3.10m x 3.00m) A spacious double room with ensuite shower room.

**BEDROOM TWO** – 11'3" x 8'6" (3.43m x 2.59m) A further double bedroom with views over the rear garden.

**BEDROOM THREE:** 8'11" x 8'3" (2.72m x 2.51m) A versatile third bedroom, ideal for a nursery, home office or guest room.

**BATHROOM:** Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, and heated towel rail.

#### **Outside Space**

The rear garden commences with a paved terrace area, ideal for entertaining or outdoor dining, with the remainder laid to lawn and enclosed by timber fencing. A timber shed is included. To the front, there is off-road parking for two vehicles.

#### **Agent's Note:**

The property is being offered as a freehold at a guide price of £300,000. Alternatively, it is also available as a leasehold property on a 75% shared ownership basis, which is advertised separately. Please contact the David Burr Woolpit office for further information.

**SERVICES:** Mains water, electric and drainage. Air Source heat pump.

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

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

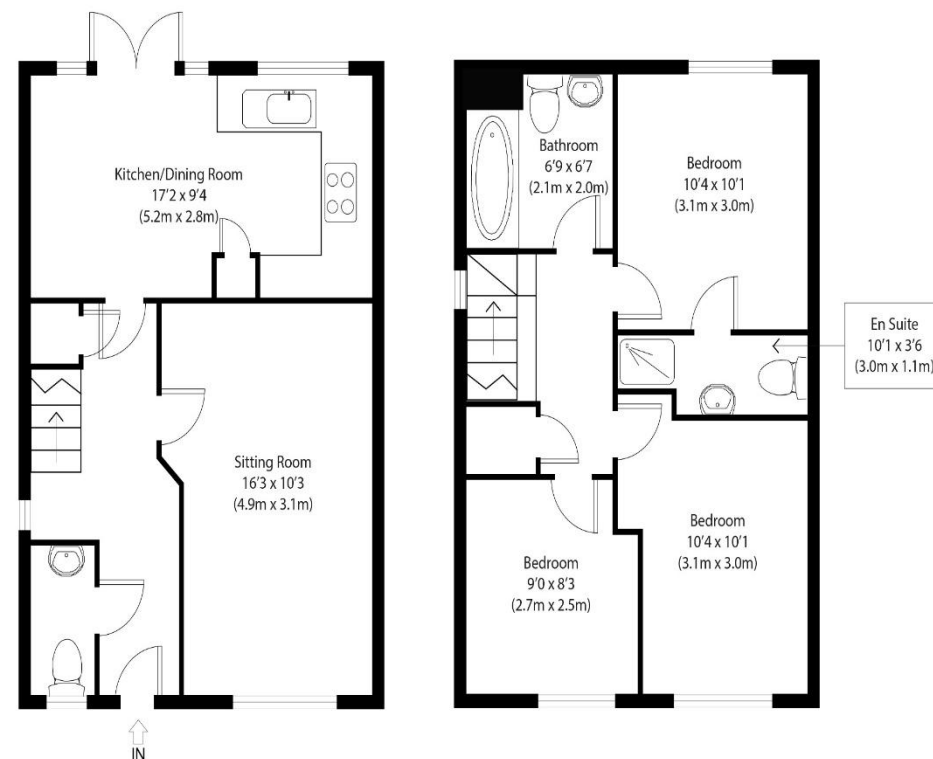
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**EPC RATING: B**

**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.



Approximate Gross Internal Area  
920 sq ft (85 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.primorisgroup.co.uk





