Rookery Lane
Walsham le Willows
£575,000
The Grange
Rookery Lane | Walsham le Willows | IP31 3BD

A143 2 miles, Bury St Edmunds 10 miles, Diss 10 miles

An individual 4 bedroom detached house requiring updating. Attractive tucked away location in popular village. Large plot of over ½ acre.

Available with no onward chain.

The Grange
The Grange is an individual architect designed detached farmhouse which was constructed in the early 1980’s and is positioned on the north eastern edge of the popular west Suffolk village of Walsham le Willows.

The house offers approximately 2,000 sq.ft. of accommodation, which has not been substantially amended since the property was first constructed and therefore would now benefit from general updating.

Designed in a traditional farmhouse style, there is an entrance porch which leads into a central dining room which has windows to front and rear, and a staircase off to the first floor. Double doors provide access to the adjacent sitting room, which has an inglenook style fireplace with brick surround and a wood burner.

The kitchen which has fitted base units and work surfaces also includes a two door oil fired Aga together with tiled flooring and windows to double aspect.

The adjacent utility room is also extensively fitted and includes a built in electric oven and separate hob as well as plumbing facilities for a washing machine and dishwasher.

On the first floor there are 4 bedrooms and 2 bathrooms, both of which have five piece suites comprising panel bath, pedestal basin, bidet, low level w.c. and shower cubicle.

The front garden is largely enclosed behind fencing and walling, and includes extensive borders.

There is a large rear garden which is well established, and includes areas of patio and pathway together with borders, a water feature and maturing trees. There is a northerly outlook towards an open field.

Outside
The house is positioned at the end of Rookery Lane which is a no through road, and has an in and out driveway, which provides good parking, and access to an attached double garage with twin vehicle doors.
Location
The village is positioned within an attractive part of west Suffolk approximately 2 miles south of the A143, with the county border town of Diss approximately 10 miles to the north east, and the west Suffolk cathedral town of Bury St Edmunds approximately 10 miles to the south west. Regarded as one of the prettiest villages in the area, it has a selection of shops, primary school, public houses and a fine church.

Services
Mains water and electricity. Private drainage. Central heating is provided from an oil fired boiler and serves radiators in all principal rooms.

Local Authority
Mid Suffolk District Council - Band D.

Viewing
Strictly by appointment by the sole selling agents.

Directions
From Bury St Edmunds proceed north westward on the A143 in the direction of Ixworth. Follow the Ixworth bypass, before turning right at the roundabout on the north side of the village and follow the sign posted towards Walsham le Willows. On arriving in the village follow through the main street, and take the second turning on the left which is sign posted Wattisfield Road. After approximately 250 yards take a right hand turning into Rookery Lane. The Grange will be found at the end of the lane on the left hand side.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy themselves by inspection or otherwise as to the correctness of each item.

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