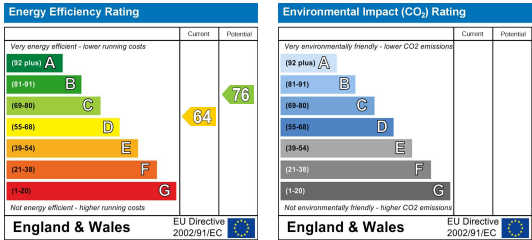


Total Area: 217.7 m² ... 2344 ft²  
All measurements are approximate and for display purposes only



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Roymaur , Willisham, Ipswich, IP8 4SP £485,000

This L - SHAPED FIVE BEDROOM detached bungalow is situated in the sought after village of Willisham. Offering good size living accommodation, including DOUBLE GARAGE, master bedroom with en-suite, kitchen/diner and living room (27ft x 17ft). The property also has good size gardens to front and rear and off road parking.





# Roymaur Willisham, Ipswich, IP8 4SP

## WILLISHAM:

Willisham is a small village in the suburbs of the county town of Ipswich, Suffolk. The small parish village has been present since the 11th century and was included in the Domesday Book. During the 18th century the village was once home to wheat and barley farmers. During the year 2000 the village had 9 new houses built down Tye. The village post office was renovated into a house 8 years ago. The 2011 census recorded a population of 362 people.

## ENTRANCE PORCH:

Double glazed window to side, tiled floor, door to...

## ENTRANCE HALL:

Tiled floor, loft access and doors to...

## KITCHEN/DINER: 17'0" x 20'2" (5.20 x 6.17)

Double glazed window to front and side, storage cupboard, wall and base units, 1 1/2 stainless steel sink and drainer, work top with splash back tiles, radiator, space for appliances and double doors to...

## LIVING ROOM: 17'0" x 27'10" (5.20 x 8.49)

Double glazed window to rear, double glazed doors to garden, tiled floor and radiator.

## BEDROOM ONE: 13'4" x 14'3" (4.07 x 4.35 )

Double glazed door to rear, radiator, tiled floor and door to...

## EN-SUITE:

Double glazed window to front, tiled floor, shower cubicle, low level w/c, hand wash basin and radiator.

## BEDROOM TWO: 10'4" x 13'9" (3.15 x 4.20)

Double glazed window to rear and radiator.

## BEDROOM THREE: 10'2" x 13'9" (3.11 x 4.20)

Double glazed window to rear and radiator.

## BEDROOM FOUR: 8'7" x 9'4" (2.63 x 2.87)

Double glazed window to front and radiator.

## BEDROOM FIVE: 7'0" x 7'8" (2.14 x 2.36)

Double glazed window to front and radiator.

## BATHROOM:

Window to front, corner bath, hand wash basin, low level w/c and radiator.

## OUTSIDE:

## FRONT:

Ample off road parking, raised flower and shrub plant area.

## REAR:

Mainly laid to patio with mature and attractive plants, fenced and hedged surround. The Plot sits in approx a thrird of an acre

## GARAGE: 15'3" x 26'5" (4.66 x 8.07)

Double garage with power and light.

## NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

