





This charming Victorian cottage, dating back to 1850, is situated in the picturesque village of Walsham Le Willows. Nestled in a spacious garden approximately 200 feet deep, the property offers ample potential for extension, making it an ideal canvas for creating your perfect home. Though in need of updating, the cottage boasts two generous reception rooms and 2-3 bedrooms, along with a bathroom on the first floor. It is set back from the road, providing plenty of parking space and includes a brick outbuilding. This property is offered for sale chain-free and brimming with possibilities. Contact us to explore this unique opportunity.

Entrance Hall

12' 10" x 5' 0" (3.91m x 1.52m)

With main front doors, stairs to first floor, under stairs storage, radiator

Sitting Room

13' 6" x 11' 11" (4.11m x 3.63m)

Window to front aspect, fireplace with gas fire inset, radiator

Dining Room

18' 11" x 9' 11" (5.76m x 3.02m)

Large room with window to rear aspect, radiator

Kitchen

9' 3" x 8' 11" (2.82m x 2.72m)

Fitted with a range of wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, space for appliances, door to garden

First Floor

Landing

9' 10" x 4' 11" (2.99m x 1.50m)

With window to side, loft access

Bedroom 1

13' 6" x 12' 0" (4.11m x 3.65m)

With window to front, built in cupboard, radiator, large built in wardrobe

Walk-in Wardrobe

5' 3" x 4' 11" (1.60m x 1.50m)

Window to front

Bedroom 2

12' 0" x 9' 9" (3.65m x 2.97m)

Window to rear. Radiator. Door to bedroom 3.

Bedroom 3

10' 3" x 7' 7" (3.12m x 2.31m)

Window to side and radiator.

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Window to rear, suite comprising bath with shower over, W.C, wash hand basin

Outside

To the front of the property the garden is laid to lawn, there is a driveway providing ample off road parking. The garden extends to about 200 feet is of a good size, mainly laid to lawn with a selection of mature trees, it is south-east facing, there are a selection of out buildings including outside W.C and brick built shed, backing onto fields.

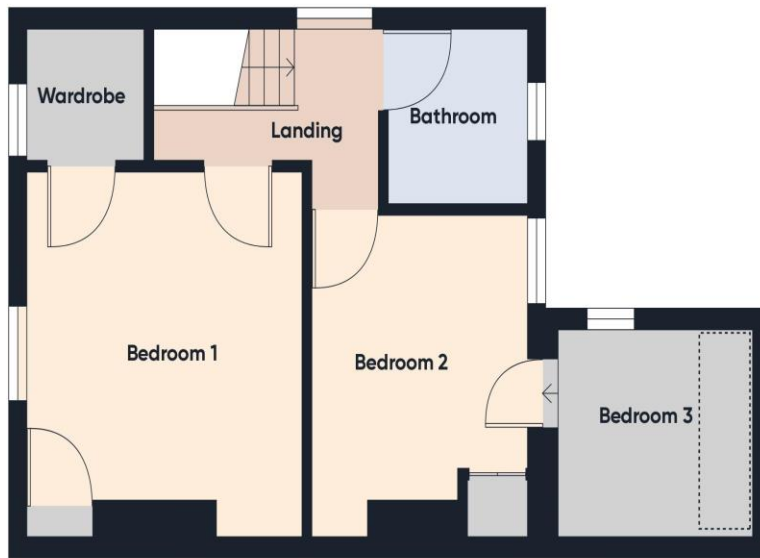
Outbuilding

11' 1" x 10' 6" (3.38m x 3.20m)

Ideal for storage. W.C.



Ground Floor



Floor 1

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.