



1 North Acres

Willisham, Ipswich, Suffolk IP8 4SS



An extremely spacious property with over 2000sqft of flexible accommodation on offer. This detached Chalet style property situated in the popular village of Willisham occupies a good size plot of circa 0.35 acres (sts).



OIEO

£490,000



0.35
acres



2000
sqft



x3/4



x2



E

at a glance

- A detached Chalet style property with 3/4 Bedrooms
- Floor space in excess of 2000 sqft (sts)
- Flexible accommodation on offer
- Occupying a plot of 0.35 acres (sts)
- Garage and ample parking
- Impressive 11m x 4m reception room
- UPVC Windows and oil fired central heating
- Situated in a quiet rural position within a popular village
- Very pleasant and good size gardens with expansive patio to the rear



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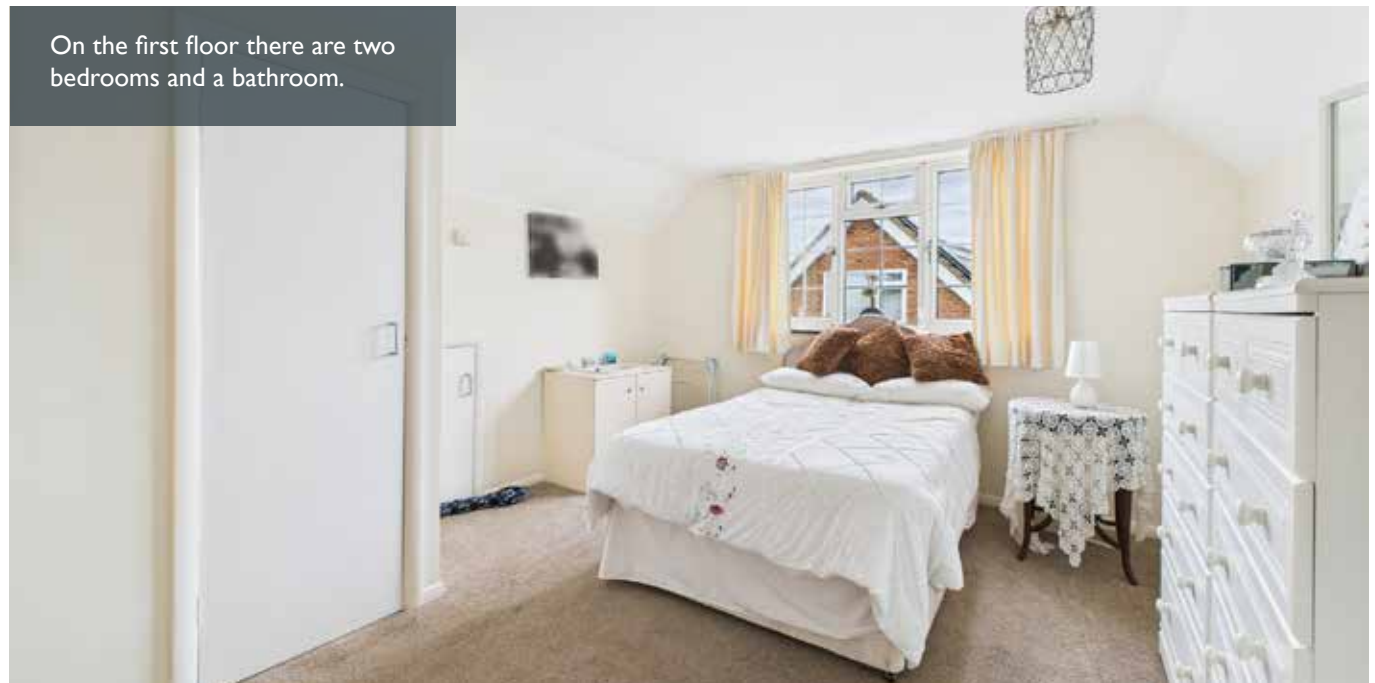


The property situated in a quiet position affords the following accommodation - porch, hallway, dining room/bedroom, office/bedroom, good size kitchen/breakfast room, utility room and cloakroom. In addition to the ground floor there is a large 11m x 4m reception room, a further bedroom and shower room.





On the first floor there are two bedrooms and a bathroom.



outside

Externally the property occupies an impressive plot with a front garden laid to lawn, 2 parking areas either side, a garage and access to the rear garden, also from either side. The rear garden boasts a large patio area spanning the rear of the property over looking an enclosed rear garden which is laid to lawn with various shrubs and trees. In addition to the main garden there is a further enclosed rockery area with farmland to the rear.

We strongly recommend a viewing of the property to not only appreciate the plot on offer but the flexibility the property offers.

location

The small village of Willisham is approximately 8 miles to the west of Ipswich and 3 miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street Station beyond. There is also easy access to Stowmarket (which also offers a direct rail link to London) and comprehensive shopping facilities. Nearby Needham Market offers everyday amenities and individual shops, including butcher, baker, tea shop/cafes, public houses, take-away restaurants, a post office and two Co-op supermarkets. There is also a library, doctor's surgery, community centre and dentists.



ground floor

Hallway	
Dining Room/Bedroom	4.29 (14'0) x 3.38m (11'1)
Office/Bedroom	3.23m (10'7) x 2.83m (9'3)
Kitchen/Breakfast Room	4.49m (14'8) x 6.19 (20'3)
Utility Room	1.72m (5'7) x 3.07m (10'0)
WC	
Sitting Room/Dining Room	3.92m (12'10) x 11.21 (36'9)
Inner Hall	
Bedroom with fitted wardrobes	3.30m (10'9) x 5.37m (17'7)
Shower Room	3.96m (12'11) x 1.69m (5'6)

first floor

Bedroom	4.23m (13'10) x 3.64m (11'11)
Bedroom	4.17m (13'8) x 3.64m (11'11)
Bathroom	2.30m (7'6) x 1.67m (5'5)

services

Mains water; sewage and electric. Central heating is provided by and oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band G

See more information online. Material Information brochure below.



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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

