



WILLOW CLOSE, WALSHAM LE WILLOWS

BURY ST. EDMUNDS, IP31 3FE

£375,000
FREEHOLD

Set within the desirable village of Walsham-Le-Wilows, this detached family home combines stylish interiors with a welcoming layout, perfect for modern living. The dual aspect sitting room offers a cosy retreat, centred around a log burner with oak mantle, while the well-designed kitchen/dining room is ideal for family gatherings and is complemented by a useful utility. A separate study/dining room and cloakroom add further flexibility to the ground floor. Upstairs, the master bedroom with en-suite, alongside three additional bedrooms and a contemporary family bathroom. Outside, a driveway and detached garage provide convenient parking, and the gated rear garden, complete with patio and raised decking, offers a wonderful space for relaxation and entertaining.

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WILLOW CLOSE, WALSHAM

- No On Ward Chain Detached Home in Popular Village
- 4 Bedrooms And En Suite
- Modern Bathroom
- Oil Fired Central Heating
- Wood Burning Stove
- Good Family Accommodation
- Enclosed Garden for Outdoor Living
- Garage And Parking
- Tasteful Decor and Flooring Throughout
- Step Inside With Our 3D Virtual Tour!



Entrance Hall

Storage cupboard downstairs. Window to side and radiator. Stairs to first floor.

Cloakroom

WC, wash basin with tiled splashback. Window to side.

Sitting Room

Impressive brick fireplace with oak mantle. Wood burning stove with tiled hearth. Double glazed sash window to front. Double glazed french doors opening out to rear garden. Two radiators.

Snug/Family Room

Window to front and radiator.

Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units. Electric oven and extractor fan. Space for dishwasher and fridge freezer. Sink and half with drainer. Breakfast bar. Windows to side and rear. Radiator. Tiled floor. Door to utility room and hallway.

Utility Room

Fitted base cupboards with space for washing machine and tumble dryer. Radiator. Door to rear garden.

First Floor Landing

Window to front and radiator. Airing cupboard.

Bedroom 1

Built in wardrobes. Window to rear and radiator. Door to en-suite.

En-suite

Walk in shower cubicle, WC, wash basin with tiled splashback. Window to rear and radiator.

Bedroom 2

Built in single wardrobe. Window to front and radiator.

Bedroom 3

Window to rear and radiator.

Bedroom 4

Window to front and radiator.

Bathroom

Recently modernised luxury fully tiled bathroom with dark granite tiles. Suite comprising of: bath with shower attachment, WC, wash basin, walk in shower with riser rail and rain showerhead. Shaver point. Window to side. Grey matt towel rail. LED lighting.

Outside

Front Garden

Laid to lawn with path leading to front door. Gravel driveway to the side with parking. Access to double garage.

Rear Garden

A feature of this property is the south west facing rear garden with decking to the rear under a substantial tree. Garden is laid to lawn. Patio expands the breadth of the house, with space for outdoor furniture. Electric lighting. Shed and access to garage. Gate to driveway and garage. Electric car charging point.

Garage

Up and over door. Electric and lighting. Side door to rear garden.

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Approximate total area⁹⁹
1239 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

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