



GRANGER CLOSE, WALSHAM LE WILLOWS

IP31 3FX

OIEO £300,000
FREEHOLD

A delightful semi-detached home situated in the heart of a sought-after village. The property boasts a good-sized sitting room and a stylish kitchen/breakfast room, perfect for modern living. With three spacious bedrooms including a master with en-suite and a family bathroom offering comfort and convenience. The property also features a large garage/utility area and off-road parking, providing space for storage and vehicles. The private south facing rear garden with a large, raised decking area is perfect for outdoor entertaining. This residence combines contemporary design in a desirable location creating the perfect home for those seeking both comfort and style. Viewing is highly recommended.

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GRANGER CLOSE

- Large Garage with Utility Area
- Stylish Kitchen/Breakfast Room
- Spacious Sitting Room
- Air Source Heat Pump
- Master Bedroom with En-Suite
- Good Sized Private Rear Garden
- Ground Floor Cloakroom
- Located In A Popular Village Setting
- Come & View Our 360 Virtual Tour



Entrance Hall

Main front door and stairs to first floor. Understairs storage cupboard and radiator.

Cloakroom

W.C and wash basin. Window to front and radiator

Sitting Room

Spacious sized room with Oak engineered flooring a panelled feature wall. Window to front and radiator.

Kitchen/Breakfast Room

Stylish fitted kitchen with a range of matching wall and base cupboard and drawer units and ample work surfaces over. Inset one and a half bowl sink unit and drainer. Integrated appliances include an eye level double oven, induction hob with extractor hood over. Integral bins, dishwasher and full fridge freezer. A built-in breakfast bar with French doors directly opening to the rear garden and windows to rear. Underfloor heating and radiator.

First Floor

A built in airing cupboard. Loft access and radiator.

Bedroom 1

Double room with window to rear. Radiator.

En-Suite

Fully tiled contemporary suite with WC and vanity inset hand basin. Shower cubicle with rain effect shower head and additional shower attachment. Heated towel rail.

Bedroom 2

With built in mirror fronted wardrobes and window to front. Radiator.

Bedroom 3

Window to front and radiator.

Bathroom

Suite with W.C and wash basin. Bath with taps over. Window to rear and heated towel rail.

Outside

To the front on the property is a block paved driveway providing off road parking which leads to the garage. The remainder of the front garden is low maintenance with shingled area and path to front door and gated access to rear garden.

A fully enclosed south facing rear garden laid mainly to lawn with a large, raised decking area and shingled areas. Gated side access to the front driveway.

Garage

With electric roller door and courtesy door to the garden. Base unit with inset sink unit and drainer. Space for washing machine and tumble dryer. Loft access.

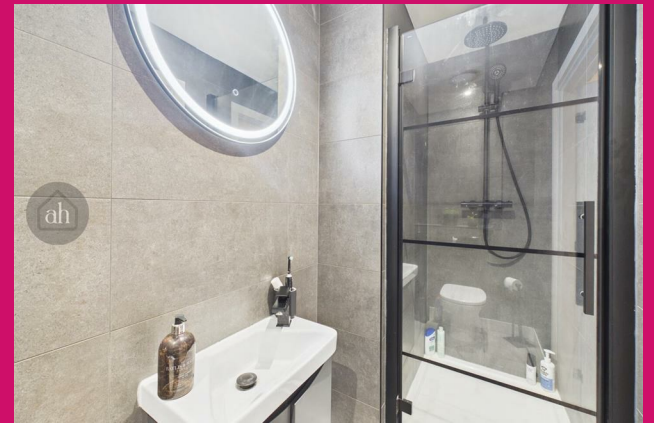
Agent's Note

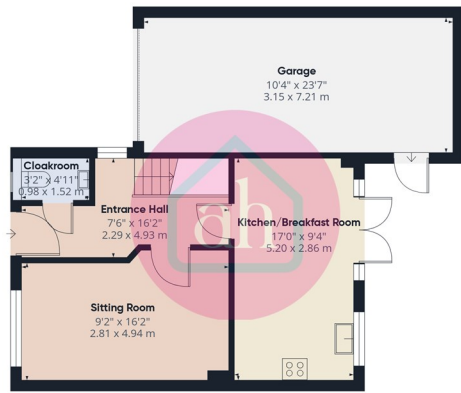
Service charges may apply, we have not been advised by current vendor.

Disclaimer

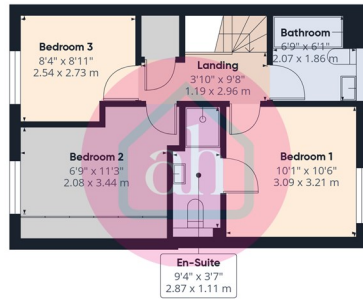
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GRANGER CLOSE





Ground Floor



Floor 1



Approximate total area^m
1090 ft²
101.3 m²

(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		97
(81-91) B	84	
(69-80) C		
(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: B 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

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