



GROVE PARK, WALSHAM-LE-WILLOWS, IP31 3AE

£325,000
FREEHOLD

This beautifully decorated three-bedroom semi-detached home is perfectly situated in the highly desirable village of Walsham le Willows. Perfectly designed for modern living, the property boasts a well-designed layout. At the heart of the home is a stylish kitchen and dining room that serves as the perfect space for entertaining. A well-proportioned sitting room, while a useful ground-floor cloakroom, utility room and storage room adds everyday convenience. Upstairs, the accommodation offers two spacious double bedrooms and a comfortable single bedroom, all served by a contemporary family bathroom. The exterior of the property is equally impressive, featuring large front and rear gardens that provide excellent outdoor space and field views. Complete with a private driveway offering ample parking, this delightful property is offered to sale chain free.

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GROVE PARK

• Chain- Free Beautifully Presented Three Bedroom Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Oil Fired Central Heating • Three Good Sized Bedrooms • Driveway With Off Road Parking • Large Front & Rear Garden With Field Views • Outbuildings With Power Connected • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Windows to side. Radiator.

Sitting Room

Spacious room with fireplace (space for log burner). Dual aspect windows to rear and front. Radiator.

Kitchen/Dining Room

Stylish shaker kitchen with a wide range of wall and base cupboard and drawer units and ample work tops over. Inset Butler sink and drainer. Integrated appliances include dishwasher and full fridge freezer. A built-in breakfast bar with built in oven and induction hob. Opening to the dining room with space for a dining table. Understairs storage cupboard. Dual aspect windows to front and rear. Radiator.

Rear Entrance Hall

Window to rear and door to garden.

Utility Room

Window to front. Space for a washing machine. Loft access.

Storage Room

Window to front and power connected. Door to the garden.

Cloakroom

WC and window to side.

Landing

Storage cupboard. Window to rear. Loft access.

Bedroom 1

Double room with feature all panelling. Built in storage cupboard. Window to front. Radiator.

Bedroom 2

Double room with feature all panelling. Built in storage cupboard. Window to front. Radiator.

Bedroom 3

Built in storage cupboard. Feature wall panelling. Window to rear. Radiator.

Bathroom

Contemporary suite, WC and vanity hand wash basin. Bath fully tiled with shower head over and shower screen. Window to rear. Heated towel rail.

Outside

Front Garden

The front garden is laid to lawn bordered by established hedging, mature trees and well-stocked flower and shrub beds. A pathway, bordered by hedging leads directly to the front door, while a private driveway provides ample off-road parking.

Rear Garden

Fully enclosed by fencing and established hedging, the garden is mainly laid to lawn and accented by mature shrubs. A small patio area offers a perfect spot for outdoor seating, with a pathway leading down to two garden sheds and gated access to the front.

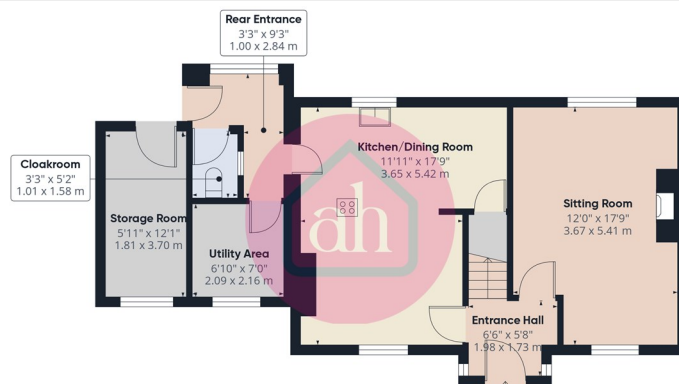
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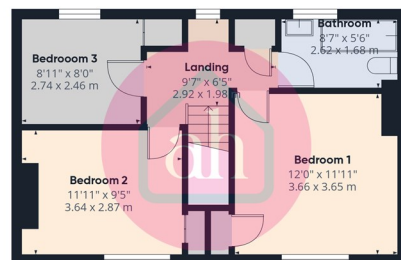


GROVE PARK





Ground Floor



Floor 1

Approximate total area⁰¹1095 ft²102 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	77
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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