



The Street, Walsham-Le-Willows, Suffolk, IP31 3AZ

**MARK · EWIN**  
BURY ST EDMUNDS

A beautifully presented four bedroom detached Grade II Listed property, situated in the popular and well served village of Walsham-Le-Willows. The property boasts period features throughout, complimented by modern improvements made by the current owners.

The accommodation is over three floors and comprises of a reception hall with wood burner, leading to a sitting room featuring a bay window, wood burner and separate staircase leading to the second bedroom. From the reception hall there is a rear lobby which leads to a ground floor shower room and snug. The snug offers characterful features including period beams, wood burner, feature brick wall and bifold doors leading to the courtyard. The ground floor also features a spacious kitchen/dining room benefitting from an attractive range of base level units, breakfast bar and plenty of space for a table and chairs. Moving to the first floor, the landing provides access to two bedrooms, the principal benefits from built in wardrobes and a tastefully decorated en-suite/shower room. The second bedroom can be accessed via the third bedroom or via the separate staircase to the sitting room allowing for flexible accommodation. From the landing an additional staircase leads to the second floor to an attic room/ fourth bedroom also with built-in storage.

Outside, there is a courtyard garden at the rear of the property. A foot bridge leads over the stream and into a delightful and deceptively large garden. There is a large studio/workshop with a store attached along with two further stores. The garden itself benefits from a decking area and is mainly laid to lawn, featuring well maintained flower beds, a variety of mature shrubs and trees with the stream flowing around the boundary. There is one allocated parking space to the rear of the property.

Agents note: Every effort has been made to illustrate the boundaries of the property in accordance with the land registry plan. However, the outline provided is for guidance only and may not be fully accurate. Perspective buyers are advised to verify the exact boundaries independently. Please note that the neighbour has right of access over the driveway at the front of this property.



### Directions

Proceed out of Bury St Edmunds on the A143 towards Ixworth. At the roundabout take the 3rd exit signposted to Walsham-le-Willows. Continue on Ixworth Road and onto The Street where the property can be found on the right hand side.

### Location

The delightful village of Walsham-le-Willows offers a great range of amenities including two public houses, village hall, butchers, wine merchants and garden centre. The next village of Badwell Ash also offers a village shop and post office. Walsham is located approximately 12 miles from the town of Bury St Edmunds.

### Accommodation:

Reception Hall 5' 0" x 10' 8" (1.52m x 3.25m)

Sitting Room 5' 2" x 5' 4" (1.57m x 1.62m)

Kitchen/Diner 8' 2" x 3' 9" (2.49m x 1.14m)

Snug 3' 6" x 3' 5" (1.07m x 1.04m)

Shower Room 3' 5" x 1' 8" (1.04m x 0.51m)

Bedroom 5' 10" x 3' 9" (1.78m x 1.14m)

En-suite 2' 2" x 2' 6" (0.66m x 0.76m)

Bedroom 3' 5" x 4' 8" (1.04m x 1.42m)

Bedroom 3' 9" x 4' 8" (1.14m x 1.42m)

Studio/Bedroom 9' 7" x 3' 6" (2.92m x 1.07m)

Workshop 5' 5" x 3' 8" (1.65m x 1.12m)

Storage 1' 2" x 2' 7" (0.36m x 0.79m)

Storage 2' 2" x 2' 1" (0.66m x 0.63m)

Storage 1' 2" x 2' 1" (0.36m x 0.63m)

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

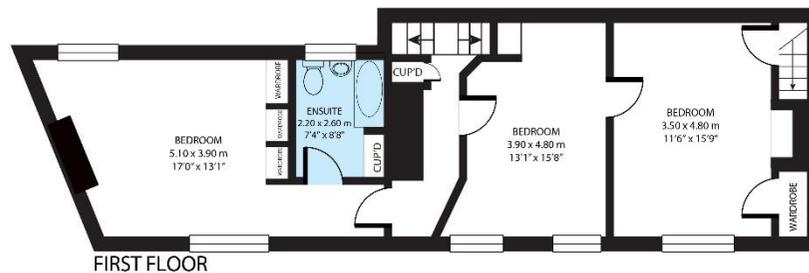
Services: Mains, Electric, Water & Drainage. Heating via LPG. (Please note that none of these services have been tested by the selling agent.)

EPC Rating: E

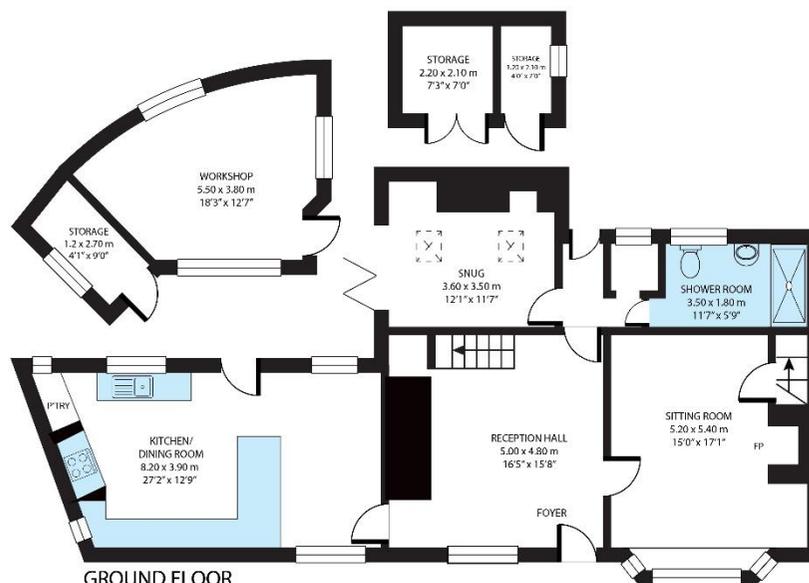
Council Tax Band: E

Guide Price £575,000  
Freehold

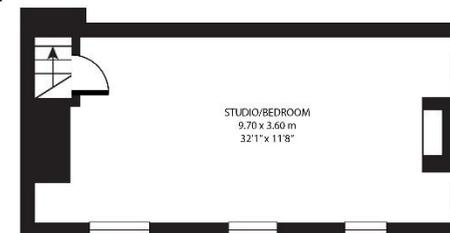




FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

THE ST, WALSHAM LE WILLOWS, ENGLAND, IP31 3AZ  
TOTAL APPROX. FLOOR AREA 2,305 SQ.FT 214 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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