Palmer Street, Walsham-Le-Willows, Bury St. Edmunds

Sheridans

Palmer Street, Walsham-Le-Willows, Bury St. Edmunds IP31 3BZ

Guide Price £240,000

Modern 3-bedroom semi-detached house with south-facing gardens in a well-served, picturesque village.

Built of traditional brick construction beneath a tiled roof and benefitting from electric infrared heating and solar PV panels, this well-presented village home is ideal for a growing family. It is situated only a stone's throw from the village playing field and local facilities.

The accommodation currently, in brief, comprises an entrance hall with a door opening to the dual-aspect sitting/dining room, which features an attractive recently laid herringbone-style floor, French doors to the rear gardens, and stairs rising to the first floor. The kitchen is fitted with a range of units with a new sink, including a brand new cooker and a door to the side. On the first floor, a landing leads to the three bedrooms and the family bathroom, completing the accommodation.

Stairs, landing and two main bedrooms have been re-carpeted.

Outside
To the front is an area of lawned garden and to the rear a further lawned garden enclosed by fencing. Gateway leads to the off road vehicle parking and single garage.

Location
Walsham Le Willows is a picturesque Suffolk village with a wealth of character and a thriving local community and also home to an award winning butcher's shop, which also sells general groceries. Clarkes of Walsham is a well known building merchant/garden supplier and other facilities include two public houses, a popular family sports centre and a well regarded primary school.

The historic church has been a venue for concerts and organ recitals over the years. Walsham-le - Willows is well known for the annual "Open Gardens Weekend " at the end of August. The village is situated approx. 11 miles North East of Bury-St Edmunds and 12 miles from Stowmarket with its main line rail link to London.

Directions
When entering Walsham Le Willows from the direction of Badwell Ash, turn right into Palmer Street, where the house will be found further on the right hand side.

Services/agents note

- Semi detached modern house in thriving village location
- South facing rear gardens
- Off road parking, single garage
- Newly laid flooring
- Electric infared heating, solar PV panels
- Open plan "dual aspect" sitting/dining room
- French doors to gardens
- Kitchen
- Three bedrooms
- Family bathrom

Mains electricity, water and drainage. Infared electric radiator heating. Solar PV panels.
Agents note: The bespoke handrail next to the stairs is not included and is being replaced by a new one, painted grey.
Council Tax: Mid Suffolk Band: C
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low

GROUND FLOOR

TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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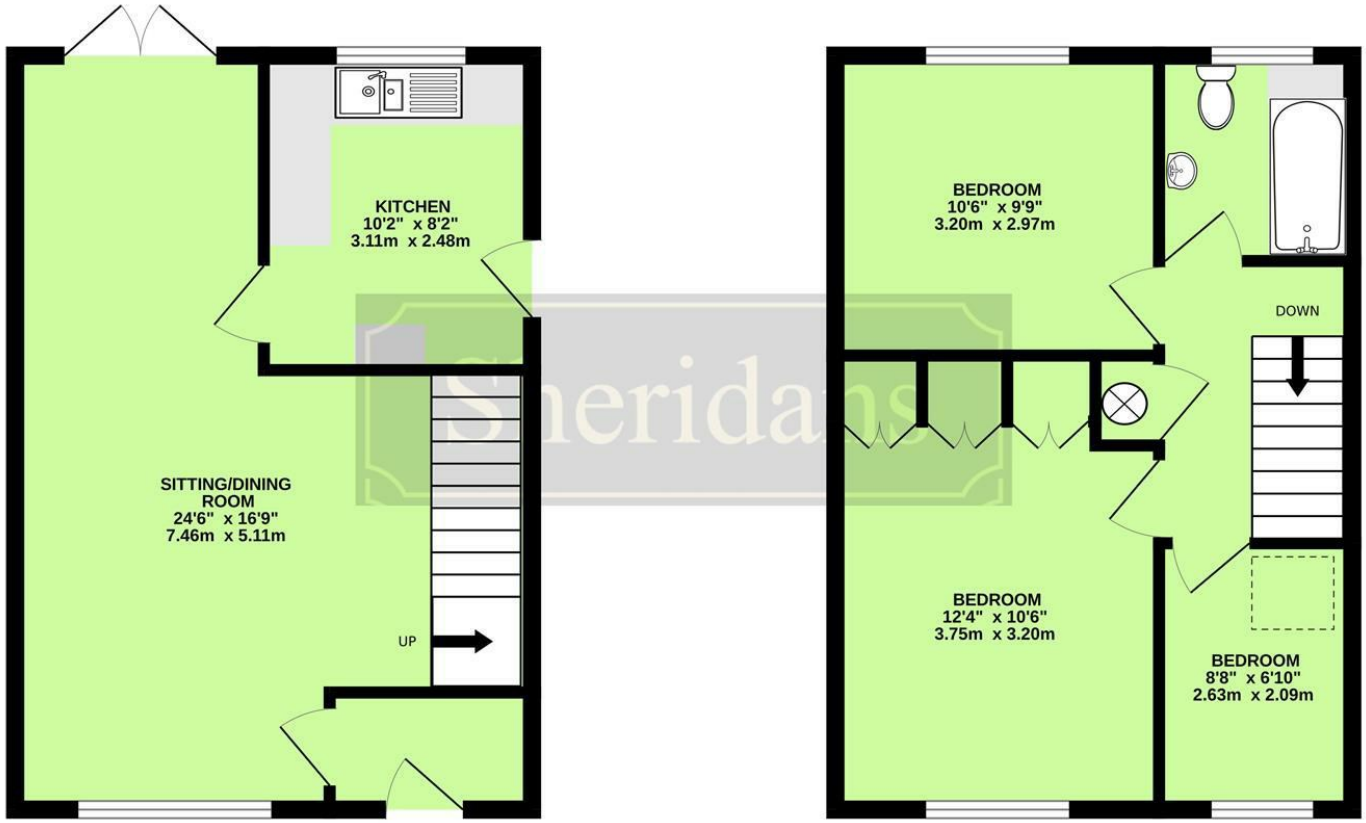
1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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