

# **THE CAUSEWAY**

## **WALSHAM-LE-WILLOWS, IP31 3AB**

### **F O R S A L E**

- GRADE II LISTED
- THREE BEDROOMS
- CHAIN FREE
- BURSTING WITH POTENTIAL
- LARGE PLOT
- GENEROUS GARDEN
- SOUGHT AFTER VILLAGE

**PRICE**  
**£290,000**





GD Estates are delighted to present this charming Grade II listed cottage, rich in character, history and potential, situated in the highly sought-after village of Walsham-le-Willows. Occupying a generous plot with a substantial rear garden, this delightful home offers well-proportioned accommodation comprising three bedrooms, a kitchen/breakfast room, living room and family bathroom. Requiring modernisation, the property presents a rare opportunity to create a wonderful village home while preserving its wealth of period charm and original features.



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14, The Traverse, Bury St Edmunds, IP33 1BJ

**LOCATION:**

The picturesque village of Walsham-Le-Willows lies approximately 10 miles from Bury St Edmunds and boasts a range of local amenities including a local pub, village hall, Primary School and village shop.

The area is well-connected by road, making it convenient for commuters while retaining a peaceful, rural atmosphere.

**ENTRANCE HALLWAY:**

The property is accessed via a wooden entrance door leading into a welcoming entrance hall, featuring a radiator and staircase rising to the first-floor accommodation.

**LIVING ROOM**

**15' 11" x 12' 1" (4.85m x 3.68m):**

Light and airy dual-aspect living room with timber-framed windows to the front and rear aspects, featuring a wood-burning stove with a brick surround and hearth, and a radiator.

**REAR LOBBY:**

Benefiting from an under-stairs storage cupboard, a timber door opening onto the rear garden, a timber-framed window overlooking the garden, and a radiator.

**KITCHEN/BREAKFAST ROOM**

Featuring a range of wall-mounted and under-counter cabinets set beneath square-edge granite-effect worktops with complementary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap, Rangemaster cooker with hob and extractor hood over, and space and plumbing for a washing machine and dishwasher. Ample space for a dining table and chairs. Timber-framed windows to the front and rear aspects and a radiator.

**LANDING:**

The landing provides access to all first-floor accommodation and benefits from a timber-framed window to the rear aspect and a loft hatch.

**BEDROOM 1**

**15' 0 (max)" x 14' 11" (4.57m x 4.55m):**

Generously sized double bedroom with a feature fireplace, wooden-framed window to the front aspect and one radiator.

**BEDROOM 2**

**13' 1 (max)" x 12' 10" (3.99m x 3.91m):**

Comfortable double bedroom featuring a wooden-framed window to the front aspect and one radiator.



### **BEDROOM 3**

**9' 2" x 8' 9" (2.79m x 2.67m):**

With wooden framed window to rear aspect and one radiator.

### **FAMILY BATHROOM**

**8' 3" x 6' 5" (2.51m x 1.96m):**

Well-appointed bathroom featuring a three-piece suite comprising a panelled bath with electric shower and screen over, pedestal wash hand basin and low-level WC. Further benefits include an airing cupboard housing the immersion tank, a wooden-framed window to the rear aspect and one radiator.

### **EXTERNALLY:**

The property occupies a generous plot with both front and rear gardens. To the front, a shingled garden sets the cottage back from the road, enhancing its attractive kerb appeal. The substantial rear garden is predominantly laid to lawn and features a decking area ideal for outdoor seating and entertaining. A number of outbuildings provide useful storage space and offer exciting potential for a range of uses. The plot also benefits from ample space for off-road parking.

### **SERVICES:**

The property offers mains water, drainage and sewerage. Oil fired central heating.

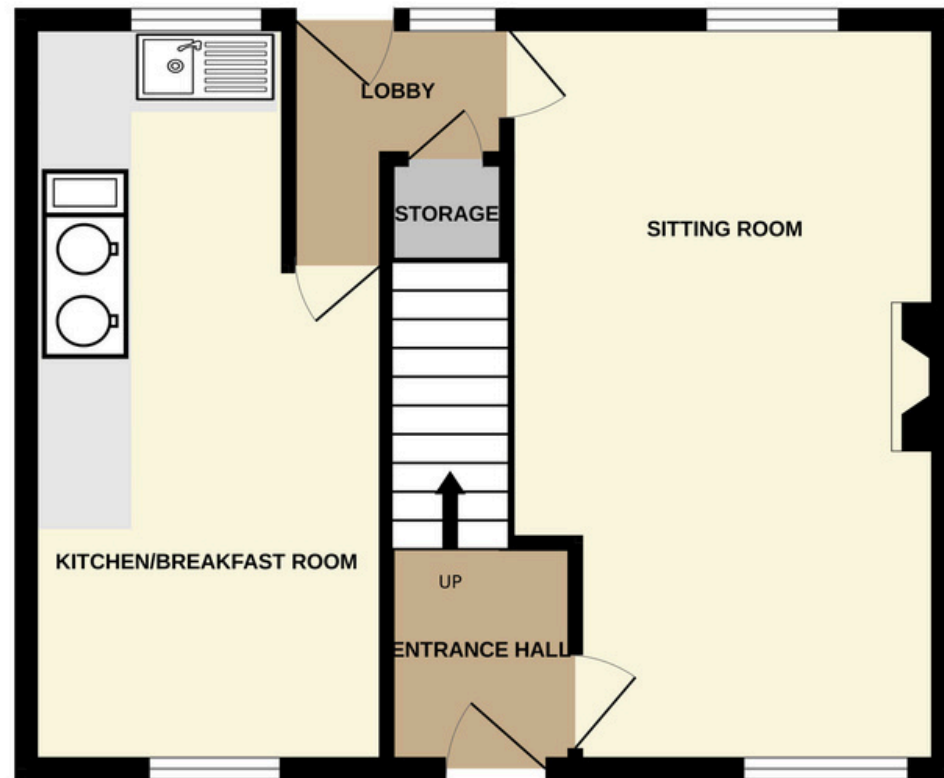
### **TENURE:**

The property is FREEHOLD, chain free, and is to be sold with vacant possession.

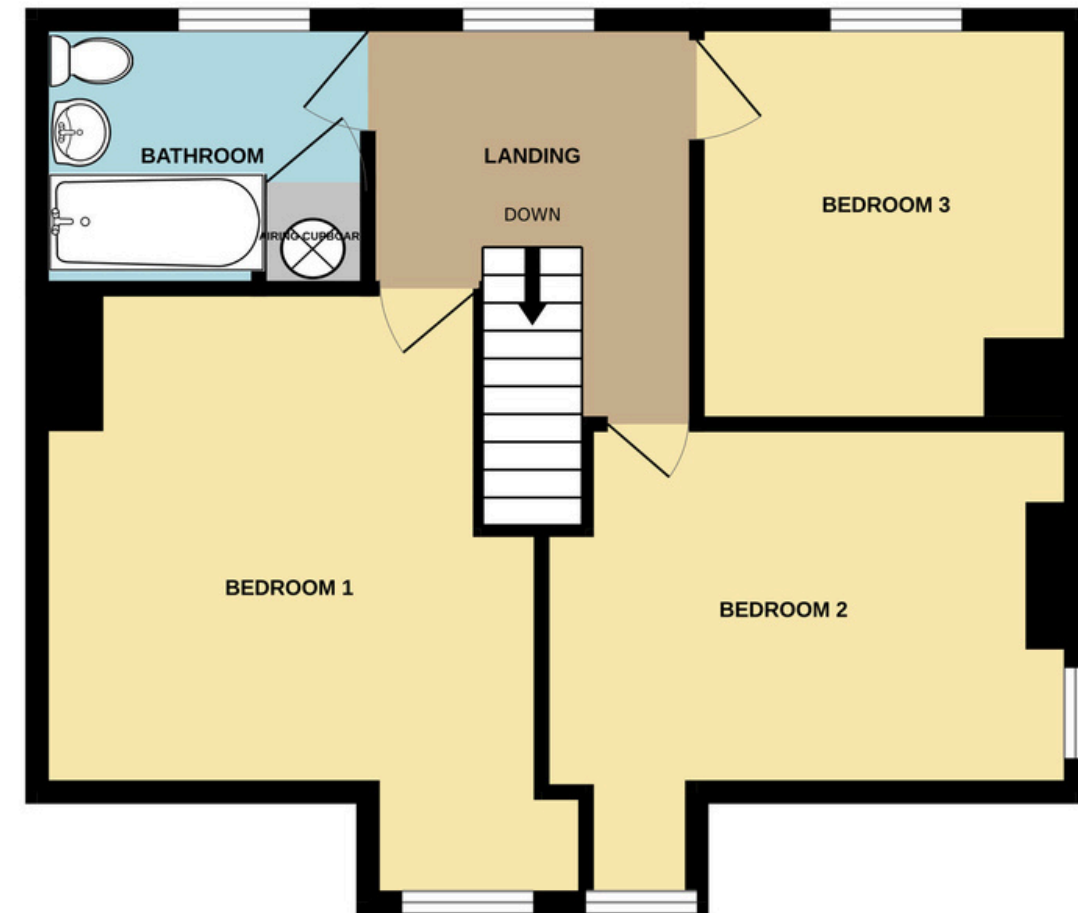




GROUND FLOOR



1ST FLOOR



5 THE CAUSEWAY, WALSHAM-LE-WILLOWS, BURY ST. EDMUN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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