



Elm Drive, Walsham-Le-Willows, Bury St. Edmunds, Suffolk, IP31 3FG

MARK · EWIN
BURY ST EDMUNDS

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A stunning detached family home occupying a corner plot within the popular Elmside Lea development on the edge of Walsham-Le-Willows.

The property offers an entrance hall, cloakroom, kitchen/family room, snug and sitting room with wood-burning stove. There are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property benefits from attractive gardens, with a variety of tree, flower and shrub beds and borders. There is a detached garage/workshop with power and lighting, together with driveway parking.

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 oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury St Edmunds on the A143 towards Diss and passing through the village of Great Barton at first roundabout go straight over and at the 2nd roundabout take the 3rd exit towards Walsham-Le-Willows and follow this road into the village. Turn into Elm Drive which is on the right hand side when leaving the village and the property can be found on the left as marked by our For-Sale board.

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.

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Accommodation:

Entrance Hall 6' 5" x 14' 8" (1.95m x 4.47m)

Lounge 11' 2" x 12' 11" (3.40m x 3.93m)

Sitting Room 17' 10" x 13' 2" (5.43m x 4.01m)

Kitchen/Diner 11' 10" x 21' 0" (3.60m x 6.40m)

Cloakroom 3' 8" x 6' 3" (1.12m x 1.90m)

Landing 9' 9" x 6' 10" (2.97m x 2.08m)

Bathroom 9' 9" x 7' 8" (2.97m x 2.34m)

Bedroom 7' 10" x 11' 1" (2.39m x 3.38m)

Bedroom 11' 2" x 12' 11" (3.40m x 3.93m)

Ensuite 6' 5" x 8' 1" (1.95m x 2.46m)

Bedroom 11' 10" x 11' 9" (3.60m x 3.58m)

Bedroom 11' 10" x 8' 11" (3.60m x 2.72m)

Garage 17' 6" x 12' 7" (5.33m x 3.83m)

Additional Information:

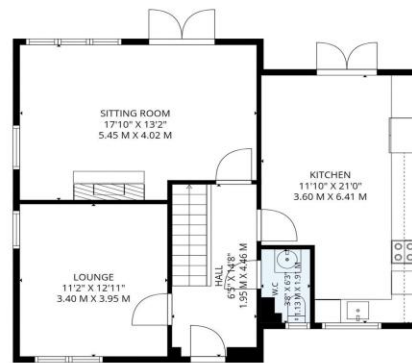
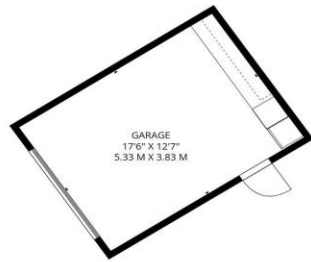
Council Tax Band: E

EPC Rating: C

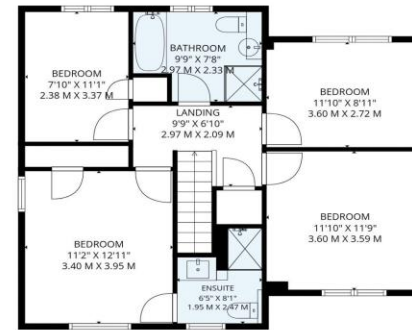
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**Offers Over £475,000
Freehold**





1ST FLOOR



2ND FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

