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Estate & Letting Agents

Wagner Cottage The Street - Guide Price £350,000

Walsham-Le-Willows Bury St. Edmunds IP31 3AA



"Consistently providing outstanding service to our clients"

Features

- GRADE II LISTED HOME
- THREE DOUBLE BEDROOMS
- DOUBLE FRONTED SITTING ROOM
- SEPARATE SNUG & DINING ROOM
- CONSERVATORY
- TWO BATHROOMS & CLOAKROOM
- OFF ROAD PARKING & GARAGE
- PRIVATE REAR GARDEN
- CHAIN FREE
- POPULAR WELL SERVED VILLAGE

The Property

This impressive mid 19th century Grade II listed home in the heart of this sought after village, offers a wonderful combination of period character, generous accommodation and an enviable village setting. With its handsome double fronted appearance, flexible living spaces and attractive views towards the church, this is a home with real presence and charm.

The accommodation is both spacious and versatile, beginning with an entrance hall and cloakroom before opening into a particularly generous double fronted sitting room. A separate snug provides a more intimate reception space, while the dining room is ideal for entertaining and family meals. The kitchen is complemented by a conservatory overlooking the rear garden, creating an attractive connection between the house and outside space.

Upstairs, there are three double bedrooms, providing excellent space for families, guests or home working. A bathroom and separate shower room add further practicality, while the proportions and layout throughout retain the character and individuality expected from a property of this age. Outside, the cottage continues to impress with a private rear garden, enjoying attractive church views and providing a peaceful setting in which to relax or entertain. Off road parking and a garage add valuable convenience, completing what is a highly distinctive period home.

Walsham le Willows itself is a thriving and well established Suffolk village with a strong sense of community. Local amenities include a primary school and pre-school, two public houses, the Memorial Village Hall, visiting Post Office and coffee shop.

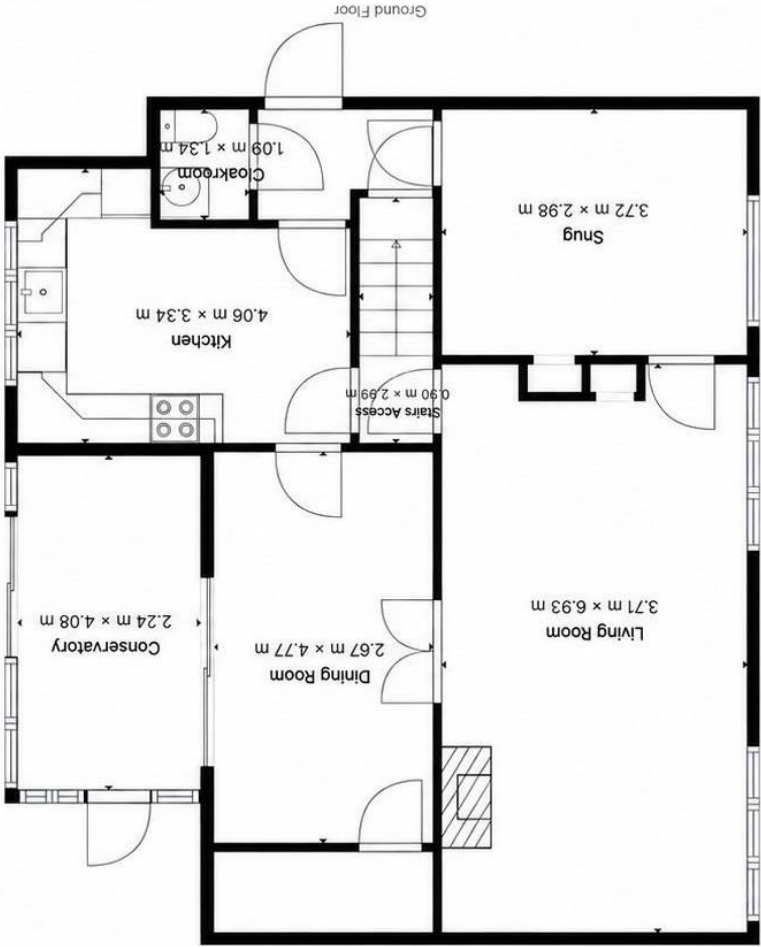
Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Very energy efficient - lower running costs Not energy efficient - higher running costs	
77	42
England & Wales EU Directive 2002/91/EC	



Total area: 132.9 m²
 Floor 1: 76.4 m² · Floor 2: 56.5 m²

Sizes and dimensions are approximate, actual may vary.

