

oakheart



£350,000

Guide Price

Elm Drive, Walsham-Le-Willows

Nestled in the charming village of Walsham-Le-Willows, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning three storeys, the property boasts four bedrooms, three being double bedrooms, making it an ideal family home. The principle bedroom features an en suite bathroom, while a well-appointed family bathroom and a ground floor cloakroom provide ample facilities for all.

The heart of the home is undoubtedly the open plan day room and kitchen, which is equipped with appliances that will remain for the new owners. The mainly open plan ground floor provides space for the laundry, food preparation, cooking and dining plus a snug area overlooking the mature

wooded green making this inviting space is perfect for both entertaining guests and enjoying family time. Additionally, the property benefits from two conservatories, one with a hot tub, allowing for an abundance of natural light and a seamless connection to the outdoors.

There is a walled and fenced courtyard potted garden with an insulated summerhouse together with a Rattan Igloo to stay. On the patio is a mirrored raised brick built flower bed beside which the bespoke village crafted blacksmith wrought iron gates lead to a further small gravel seated area passing through the wire filigree metal arched gateway to more garden.

For those with vehicles, parking is via the garage at the rear that offers further parking for an additional vehicle. The well-served village of Walsham-Le-Willows is rich in community spirit, featuring various sports clubs and teams, including bowling, football, and cricket. Local shops cater to everyday needs, while nearby play areas provide excellent recreational opportunities for children.

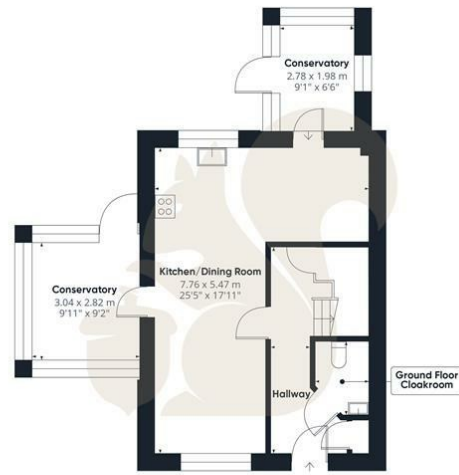
Walsham-Le-Willows is a thriving village located roughly 12 miles northeast of Bury St Edmunds. Famous for its rich surviving 14th-century manorial records, it balances historic charm with a vibrant community, popular local pubs & beautiful countryside.







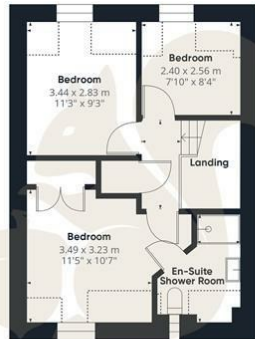




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Main building GLA[®]

135.14 m²
1454.66 ft²

Main building total

144.2 m²
1552.11 ft²

Building 2 total

15.63 m²
168.22 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk


Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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