



**Wattisfield Road, Walsham-Le-Willows, Bury St. Edmunds**

**Sheridans**







# Wattisfield Road, Walsham-Le-Willows, Bury St. Edmunds IP31

Guide Price £475,000

Much improved and newly extended detached bungalow with disability facilities and generous private gardens.

Understood to have been built about 60 years ago and newly remodelled and extended for the current owners, this detached bungalow, provides much improved accommodation, successfully adapted to be accessible for people with disabilities, including features like ramps, wide doorways, accessible bathrooms, and specialised equipment.

The property offers flexible accommodation and includes a splendid new "live in" kitchen/dining room, boasting a fantastic kitchen with island and integrated appliances and sitting/dining area with half vaulted ceiling and wood burner.

The versatile and much improved accommodation currently in brief comprises an entrance hall flowing to the inner hall area and study area. The sitting room is an ideal reception for relaxing with fireplace with stove and window to front. The impressive and particularly well equipped kitchen/dining room has been newly extended and remodelled to incorporate a smart new kitchen fitted with an extensive range of units, complemented by numerous integrated appliances and central island. At the far end of this room is the half vaulted sitting/dining area with stylish contemporary wood burner and French doors opening to the rear terrace and gardens. The principal bedroom is a particularly light and airy room with dressing room, adjoining fully tiled wet room/ shower room with massaging shower.

## Accommodation

This bedroom also boasts a large picture window to rear and French doors opening to the rear terrace and gardens. Bedroom 2 is another spacious bedroom with French doors to rear terrace and bedroom 3 has a window overlooking the front gardens. The family bathroom with twin basins, bath and separate shower enclosure, completes the accommodation.

## Outside

The property is approached along a brick weave driveway providing parking for up to 4+ cars and access to the garaging with adjoining utility room. The front garden is also generously stocked, the property has an orchard of fruit trees and bushes. The gardens are a delightful feature and rather unexpected feature, providing the occupants with a high degree of privacy, whilst stocked with an abundance of flowering plants, shrubs, fruit trees and a variety mature trees. Adjoining the rear of the property, (situated off the kitchen/dining room and principal bedroom) is a terrace creating an ideal area for outdoor entertaining and dining and within the gardens is a greenhouse, timber decking and large timber cabin with stove and electricity connected. This versatile space could easily be divided to create two offices/studios if desired.

## Location

Walsham le Willows is one of the prettiest villages in the Mid Suffolk area, with a well regarded primary school, Rolfe's traditional butcher's, Clarkes of Walsham builders merchants and garden supplies, public houses, and a fine church. It is equidistant from Bury St Edmunds, Diss and Stowmarket, which have excellent British Rail services to Liverpool Street (80 minutes).

- Newly extended detached bungalow presently catering to individuals with mobility limitations
- Parking for up to 4 cars
- Generous well stocked rear gardens with cabin
- Thriving village setting
- Garaging, utility
- Sitting room with stove
- Study area
- Newly fitted "live in" kitchen with island, sitting/dining area and wood burner
- Principal bedroom, dressing room, wet room
- Two remaining bedrooms, family bathroom, no onward chain

## Directions

From the village centre, proceed along Wattisfield Road, where the entrance to the property will be found on the right.

## Services

Mains electricity, water and drainage. Oil fired radiator central heating.

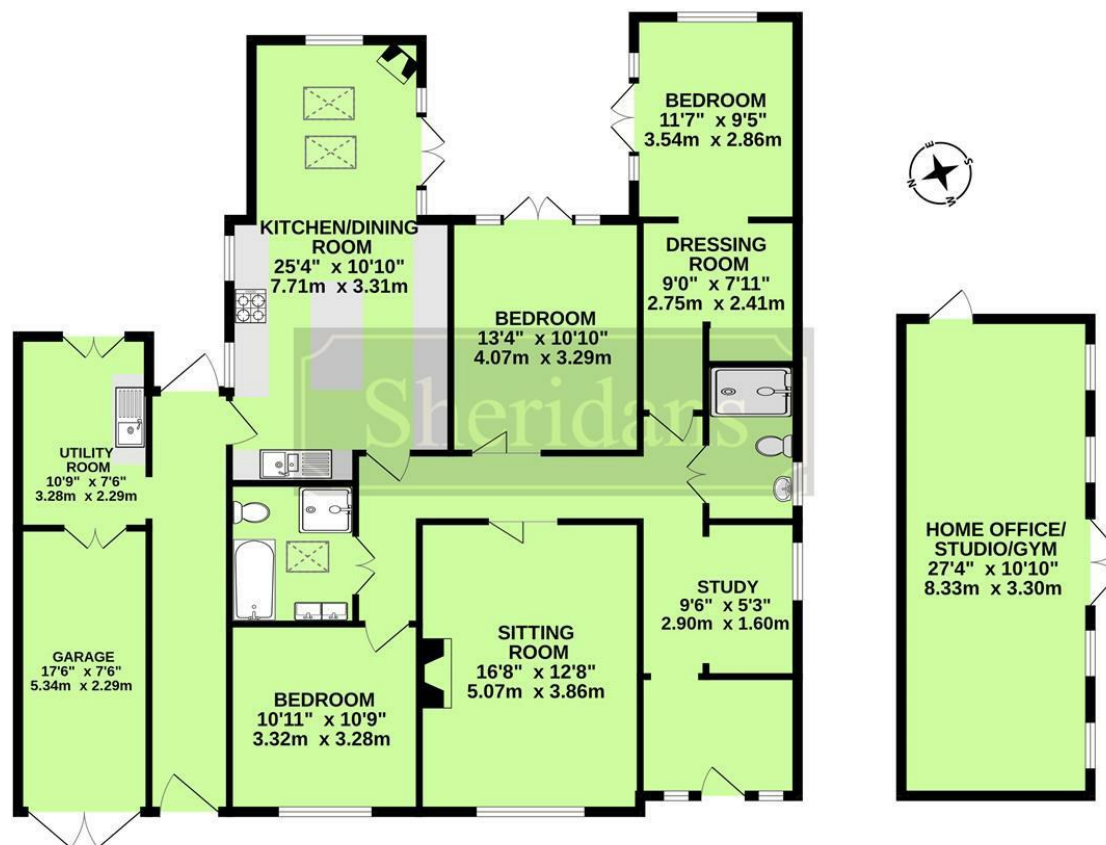
Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk





TOTAL FLOOR AREA : 1907 sq.ft. (177.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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