



Palmer Street | Walsham-Le-Willows | IP31 3DA

Offers In The Region Of

£215,000

twgaze

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A charming two-bedroom semi-detached cottage situated in the highly sought-after village of Walsham le Willows. Offering characterful accommodation with exposed beams and a spacious sitting/dining room, the property provides well-proportioned living space with scope for further personalisation. Benefiting from off-road parking and a generous rear garden, the home is ideally suited to first-time buyers, downsizers, or those seeking a peaceful village lifestyle with excellent access to Bury St Edmunds and Stowmarket.

- Charming semi-detached cottage in desirable village location
 - Character features including exposed beams
 - Off-road parking for two vehicles
 - Well-served village with local amenities
 - Two double bedrooms (bedroom one accessed via bedroom two)
 - Kitchen and ground floor family bathroom
 - Enclosed rear garden with scope for landscaping
 - Easy access to A14 and Stowmarket mainline station (London Liverpool Street approx. 85 mins)
- ****NO ONWARD CHAIN****

Location

Walsham le Willows is a charming and sought-after village, renowned for its vibrant community and a delightful blend of period and contemporary homes. The village is well-equipped with a variety of amenities, including a newly opened village store, a hardware and country shop, a butcher and delicatessen, a pub/restaurant, and a primary school. It also offers excellent transport links, with easy access to the A14 and a nearby mainline train station at Stowmarket, providing a fast and frequent service to London Liverpool Street in around 85 minutes. The historic town of Bury St Edmunds, just 11 miles away, boasts a full range of schools, recreational options, shopping facilities, and cultural landmarks, such as the impressive Georgian Theatre Royal and the Abbey Gardens. Other nearby centres, including Newmarket, Cambridge, and Ipswich, are all easily accessible. Stansted Airport, approximately 60 miles away, offers both international flights and an express train service to London.





Property

This charming two-bedroom semi-detached property offers a characterful layout with a blend of traditional features and practical living space. The property is entered via an entrance lobby, which leads directly into a spacious sitting room. This inviting living area incorporates a defined dining space, subtly separated by exposed beams that add both charm and distinction to the room. To the rear, a later addition provides a functional kitchen alongside a family bathroom, creating a convenient and well-contained service area.

Stairs rise from the living room to the first floor, where there are two generously sized double bedrooms. The principal bedroom is accessed through the second bedroom, making the layout particularly suited to individuals, couples, young families, or those seeking a home office or dressing room arrangement.

Overall, the property offers a unique and characterful interior with scope for personalisation, ideal for buyers looking for something a little different.

Outside

Externally, the property benefits from off-street parking for two vehicles. The rear garden is laid to lawn and includes a garden store. It provides a blank canvas for the new owner to landscape and personalise to their own taste, offering excellent potential to create an attractive outdoor space.

Services: Mains electricity, water and drainage. Heating is provided via electric night storage heaters

How to Get There: What3words: [///rivals.lightbulb.goat](#)

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax: Band B - Rates payable for 2026/27 are £1,762.51

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

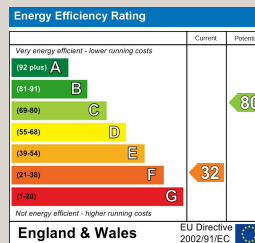
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20147/KH





Total area: approx. 77.9 sq. metres (838.2 sq. feet)



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 650 476