

# BUCKS

PROPERTY AGENTS



## 9 Pyes Close, Walsham-Le-Willows, Bury St. Edmunds, IP31 3FW Offers Over £500,000

- Four Bedrooms
- Kitchen/Family/Dining Room
- Sealed Unit Double Glazed
- Off Road Parking For Four Vehicles
- EV Charger
- Detached House
- En-Suite to Two Bedrooms
- Air Source Heat Pump
- Double Garage
- Village Location

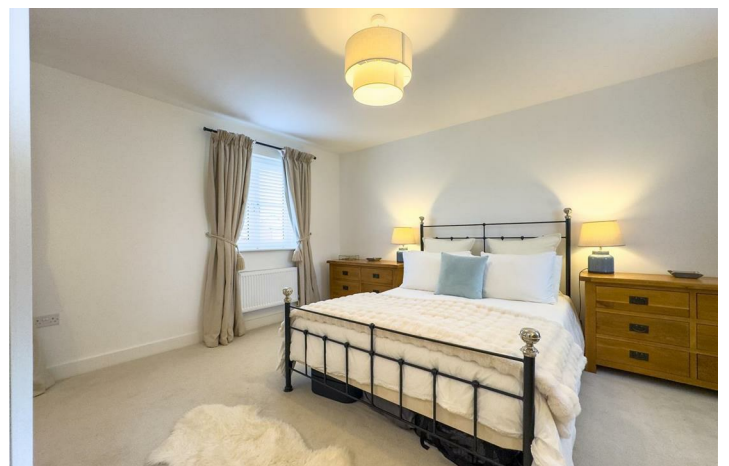
# 9 Pyes Close, Bury St. Edmunds IP31 3FW

Located in the charming village of Walsham-Le-Willows, this exquisite detached house on Pyes Close offers a perfect blend of modern living and rural tranquillity. With four spacious bedrooms, this property is ideal for families seeking comfort and convenience. The master bedroom and the second bedroom both feature en-suite bathrooms, providing a touch of luxury and privacy. The heart of the home is the impressive kitchen/dining/family room, designed for both entertaining and everyday living. This open-plan space is perfect for family gatherings or hosting friends, allowing for a seamless flow between cooking, dining, and relaxation. In addition to the generous living space, the property boasts three well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. The house is equipped with an air source heat pump, promoting energy efficiency and sustainability, which is increasingly important in today's world. For those with vehicles, the property offers ample parking, accommodating several vehicles. The double garage, complete with up and over doors, provides additional storage and convenience, while the loft access with a pull-down ladder offers further storage options. An electric vehicle charger is also available, catering to modern needs.

This delightful home combines practicality with elegance, making it a wonderful choice for anyone looking to settle in a peaceful yet well-connected location, Walsham le Willows is a picturesque village located in Mid Suffolk, its famously documented and offers a quintessential English rural lifestyle additionally still have local pubs, village hall, local churches and local shop and butchers. Located 12 miles from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.



Council Tax Band: E



### Entrance Hall

With stairs leading to first floor, understairs storage and tiled floor.

### Sitting Room

With window to front and French doors leading to rear illuminating the room with natural light additionally ideal for indoor/outdoor entertaining, TV point, Karndean herringbone floor and two radiators.

### Kitchen/Family Room/Dining Room

With two windows to side, bay window to side and window to front, range of modern high and low units, breakfast bar, stainless steel sink and drainer, matching worktops and splashbacks, induction hob with extractor hood and fan, eye level electric oven, integrated fridge freezer, integrated dishwasher, tiled floor and three radiators.

### Utility Room

With window to side, range of high and low units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, door leading to outside, tiled floor and radiator.

### Cloakroom

With window to rear, low level W/C, basin, tiled splashbacks, tiled floor and radiator.

### Landing

With window to rear, cupboard housing heat pump, loft access and radiator.

### Bedroom One

With three windows to side, fitted wardrobes to one wall and two radiators.

### En-Suite

With window to front, double shower cubicle, low level W/C, basin, shaver point, ceramic tiled floor and heated towel rail.

### Bedroom Two

With window to front and side and radiator.

### En-Suite

With double shower cubicle, low level W/C, basin, shaver point, tiled splashbacks, ceramic floor tiles and heated towel rail.

### Bedroom Three

With windows to front and side and radiator.

### Bedroom Four

With window to front, built-in cupboard and radiator.

### Bathroom

With window to rear, bath with mixer tap, low level W/C, basin, shaver point, tiled splashbacks, ceramic tiled floor and heated towel rail.

### Outside

To the front and side of the property is a paving stone pathway leading to the front door, lawn, hedging, shrubs and a block paved driveway providing off road parking for four vehicles additionally a double garage with two single up and over doors and loft access to boarded loft with tiled floor and pull down ladder and EV charger. To the rear of the property with access through a side gate is a rear garden comprising of a patio area ideal for outside entertaining, lawn, trees, shrubs borders, raised beds, air source pump and for privacy and seclusion is walled and fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Slight left onto Walsham Rd Continue onto Finningham Rd Turn right onto Watisfield Rd Turn left onto Granger Cl Turn right Destination will be on the right Arrive: Bury Saint Edmunds IP31 3FW, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

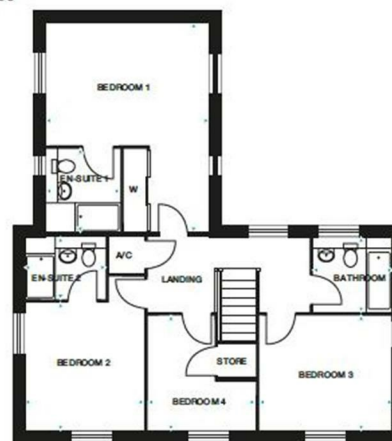
## ASHDOWN

4 bedroom home  
Plots 34, 39, 58 and 60



GROUND FLOOR

Kitchen 4425mm x 3416mm (max) 14'6" x 11'2" (max)  
Dining/Family Room (inc. bay) 4716mm x 5199mm (max) 15'5" x 17'0" (max)  
Living Room 3591mm x 5199mm (max) 11'9" x 17'0" (max)  
Utility Room 4425mm x 2164mm (max) 14'6" x 7'1" (max)  
Cloaks 2060mm x 1761mm (max) 6'9" x 5'9" (max)



FIRST FLOOR

Bedroom 1 4415mm x 5673mm (max) 14'5" x 18'7" (max)  
En-Suite 1 2002mm x 2256mm (max) 6'6" x 7'4" (max)  
Bedroom 2 3195mm x 3449mm (max) 10'5" x 11'3"  
En-Suite 2 2153mm x 1658mm (max) 7'0" x 5'5" (max)  
Bedroom 3 3603mm x 3095mm (max) 11'0" x 10'1"  
Bedroom 4 (inc. store) 2936mm x 3095mm (max) 9'7" x 10'1" (max)  
Bathroom 2141mm x 2012mm (max) 7'0" x 6'7" (max)

Please note: Plots 34, 39 and 58 are handed

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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