



Willoughby Villa, Main Road, Parham, Woodbridge, IP13 9NB

welcome to

Willoughby Villa, Main Road, Parham Woodbridge

Detached family home features three reception rooms, well-appointed kitchen & utility room, cloakroom 4 bedrooms & family bathroom. The property includes a garage, off-road parking, and an enclosed garden with a patio. Solar panels add energy efficiency. Ideal for families seeking peaceful setting.

Parham

Discover the charm of Parham, nestled in the picturesque Suffolk countryside. This hidden gem offers the perfect blend of rural tranquility and rich history, located just a stone's throw from the charming market town of Woodbridge. Parham provides an idyllic setting for those seeking a peaceful lifestyle while still being within easy reach of modern conveniences.

The village boasts a stunning array of period architecture, including the iconic St. Mary the Virgin Church, a beautiful example of Gothic design that dates back to the 14th century. The nearby Parham Hall, a splendid Elizabethan manor, adds to the village's historical allure.

The natural beauty surrounding Parham is truly breathtaking. Rolling fields, lush woodlands, and the serene River Ore create a scenic backdrop that is perfect for outdoor enthusiasts. Whether you enjoy walking, cycling, or birdwatching, the countryside around Parham offers endless opportunities to enjoy the great outdoors.

Parham is known for its strong sense of community. The village is home to a friendly and welcoming population, with local events and gatherings that bring residents together throughout the year. The nearby town of Woodbridge provides additional amenities, including quaint shops, cozy cafes, and well-regarded schools, ensuring that all your needs are met.

Despite its peaceful setting, Parham is conveniently located for commuting and travel. The A12 road provides easy access to Ipswich, and the nearby Woodbridge train station offers regular services to London Liverpool Street, making Parham an ideal choice for those who need to balance work in the city with the joys of rural living.

Willoughby Villa

Nestled in the charming village of Parham, Woodbridge, this spacious detached family home presents a rare opportunity for prospective buyers with no onward chain. Perfectly designed for comfortable family living, this property offers a harmonious blend of traditional features and modern conveniences.

The inviting living room is centered around a cozy log burner, creating a warm and welcoming atmosphere for family gatherings and relaxation. Ideal for entertaining, the separate dining room features elegant French doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living. A third, versatile reception room boasts an open fireplace, offering flexibility to be used as a study, playroom, or additional sitting area, catering to the diverse needs of a modern family.

A well-appointed kitchen is the heart of this home, equipped with ample storage and workspace to inspire culinary creativity. Conveniently adjacent to the kitchen, the utility room offers practical solutions for laundry and additional storage, enhancing the home's functionality. A practical addition for guests and family, the downstairs cloakroom is easily accessible from the main living areas.

The upper floor features four generously sized bedrooms, each providing a peaceful retreat for family members. These rooms offer flexibility for use as bedrooms or home offices. Completing the upstairs layout is a well-equipped family bathroom, designed with contemporary fixtures to ensure comfort and convenience.

The property includes a garage and ample off-road parking, providing secure and convenient options for vehicle storage. A private, enclosed rear garden offers a serene outdoor space for relaxation and play. The garden features a lovely patio area, perfect for alfresco dining and summer barbecues. Adding a modern touch, the home is equipped with solar panels, enhancing energy efficiency and reducing utility costs.





Entrance

Entry door, stairs to first floor, radiator and carpeted flooring.

Cloakroom

Low level WC.

Living Room

Sash window to front, fireplace with log wood burner, shelving, radiator and carpeted flooring.

Dining Room

Two windows to side, French doors to rear and radiator.

Reception Room 3

Sash window to front, radiator, open fireplace and carpeted flooring.

Kitchen

Window to rear, wall and base units with work surfaces and space for appliances, sink, radiator and tiled flooring.

Utility

Window to side, base units with sink, space for appliances and tiled flooring.

Landing

Loft hatch, airing cupboard and carpeted flooring.

Bedroom One

Window to front, fitted wardrobes, radiator and carpeted flooring.

Bedroom Two

Window to front, fitted wardrobes, radiator and carpeted flooring.

Bedroom Three

Window to rear, radiator and carpeted flooring.

Bedroom Four

Window to rear, radiator and carpeted flooring.

Bathroom

Bath unit with shower over, low level WC, hand wash basin, storage cupboard and radiator,

Front Garden

Fence/hedge enclosed with lawn and patio to side.

Rear Garden

Fence/hedge enclosed with patio area, log storage, lawn and shrubbery.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The property has solar panels, please speak to an advisor for more information.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/FLH105711



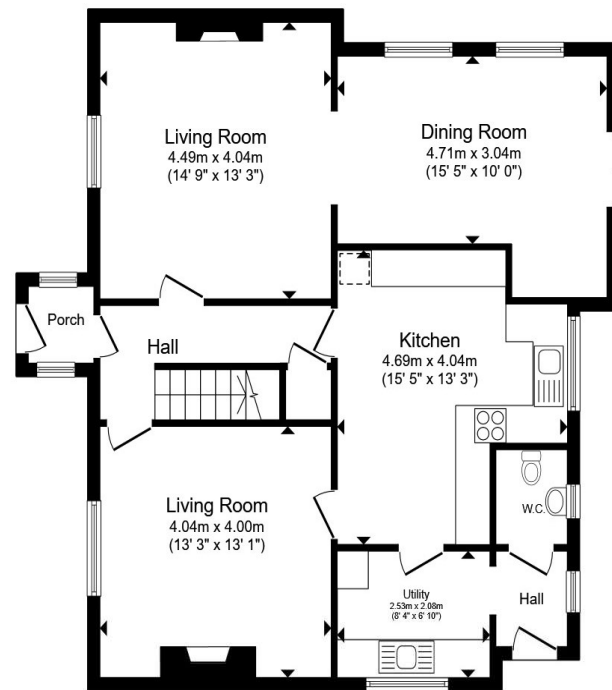
welcome to

Willoughby Villa, Main Road, Parham, Woodbridge

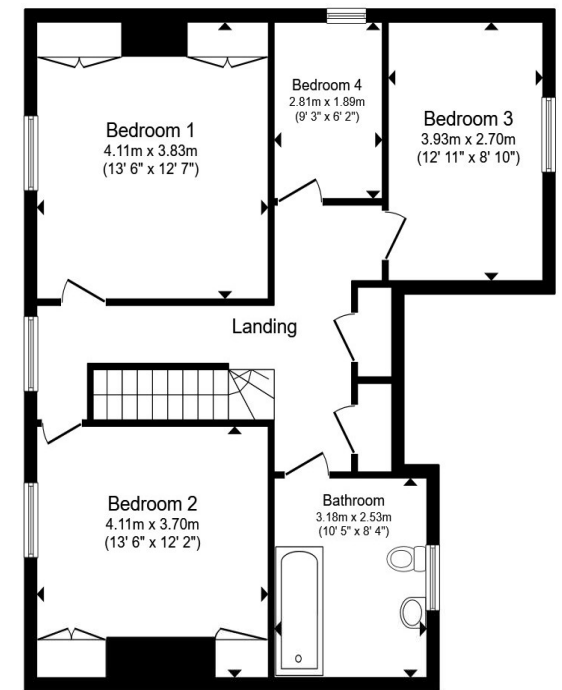
- Spacious Detached Family Home
- Four Bedrooms
- Garage & Off Road Parking
- Three Reception Rooms With Log Burner
- Kitchen & Utility

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£400,000



Ground Floor



First Floor

Total floor area 163.9 m² (1,764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/FLH105711



Property Ref:
FLH105711 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk