



The Street, Walsham-Le-Willows, Suffolk, IP31 3AZ

MARK · EWIN
BURY ST EDMUNDS

A beautifully presented four bedroom detached Grade II Listed property, situated in the popular and well served village of Walsham-Le-Willows. The property boasts period features throughout, complimented by modern improvements made by the current owners.

The accommodation is over three floors and comprises of a reception hall with wood burner, leading to a sitting room featuring a bay window, wood burner and separate staircase leading to the second bedroom. From the reception hall there is a rear lobby which leads to a ground floor shower room and snug. The snug offers characterful features including period beams, wood burner, feature brick wall and bifold doors leading to the courtyard. The ground floor also features a spacious kitchen/dining room benefitting from an attractive range of base level units, breakfast bar and plenty of space for a table and chairs. Moving to the first floor, the landing provides access to two bedrooms, the principal benefits from built in wardrobes and a tastefully decorated en-suite/shower room. The second bedroom can be accessed via the third bedroom or via the separate staircase to the sitting room allowing for flexible accommodation. From the landing an additional staircase leads to the second floor to an attic room/ fourth bedroom also with built-in storage.

Outside, there is a courtyard garden at the rear of the property. A foot bridge leads over the stream and into a delightful and deceptively large garden. There is a large studio/workshop with a store attached along with two further stores. The garden itself benefits from a decking area and is mainly laid to lawn, featuring well maintained flower beds, a variety of mature shrubs and trees with the stream flowing around the boundary. There is one allocated parking space to the rear of the property.

Agents note: Every effort has been made to illustrate the boundaries of the property in accordance with the land registry plan. However, the outline provided is for guidance only and may not be fully accurate. Perspective buyers are advised to verify the exact boundaries independently. Please note that the neighbour has right of access over the driveway at the front of this property.



Directions

Proceed out of Bury St Edmunds on the A143 towards Ixworth. At the roundabout take the 3rd exit signposted to Walsham-le-Willows. Continue on Ixworth Road and onto The Street where the property can be found on the right hand side.

Location

The delightful village of Walsham-le-Willows offers a great range of amenities including two public houses, village hall, butchers, wine merchants and garden centre. The next village of Badwell Ash also offers a village shop and post office. Walsham is located approximately 12 miles from the town of Bury St Edmunds.

Accommodation:

Reception Hall 5' 0" x 10' 8" (1.52m x 3.25m)

Sitting Room 5' 2" x 5' 4" (1.57m x 1.62m)

Kitchen/Diner 8' 2" x 3' 9" (2.49m x 1.14m)

Snug 3' 6" x 3' 5" (1.07m x 1.04m)

Shower Room 3' 5" x 1' 8" (1.04m x 0.51m)

Bedroom 5' 10" x 3' 9" (1.78m x 1.14m)

En-suite 2' 2" x 2' 6" (0.66m x 0.76m)

Bedroom 3' 5" x 4' 8" (1.04m x 1.42m)

Bedroom 3' 9" x 4' 8" (1.14m x 1.42m)

Studio/Bedroom 9' 7" x 3' 6" (2.92m x 1.07m)

Workshop 5' 5" x 3' 8" (1.65m x 1.12m)

Storage 1' 2" x 2' 7" (0.36m x 0.79m)

Storage 2' 2" x 2' 1" (0.66m x 0.63m)

Storage 1' 2" x 2' 1" (0.36m x 0.63m)

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains, Electric, Water & Drainage. Heating via LPG. (Please note that none of these services have been tested by the selling agent.)

EPC Rating: E

Council Tax Band: E



Offers Over £550,000
Freehold

