



**Wattisfield Road, Walsham-le-Willows, Bury St. Edmunds, IP31 3BD      Guide Price £365,000 - £400,000**

This individually built and situated three/four bedroom detached house offers spacious and versatile accommodation in the regions of 1,300 sq ft, set upon a generous size plot and within walking distance of amenities. No onward chain.

- Approx 1,300 sq ft
- Individual position
- 3 reception rooms
- Freehold
- Garage
- Sought after village
- Council Tax Band D
- Energy Efficiency Rating D.



## Property Description

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### Situation

This sought after and picturesque village has proved to have been a desirable location over the years, set within the idyllic rural countryside on the north Suffolk borders. The village still retains a strong and active local community by way of having good amenities including village store, schooling, village inns, builders merchants with garden centre and fine church.

Walsham-le-Willows is found to the north east of the historic market town of Bury St Edmunds which provides a further extensive and diverse range of day to day amenities and facilities whilst convenient access to the market towns of Stowmarket and Diss both having mainline railway stations with direct/regular services to London Liverpool Street and Norwich.

### Description

The property is understood to have been built in the mid 1960s and having originally been an old Police House. Of traditional construction for the time offering spacious accommodation in the regions of 1,300 sq ft. The property is heated by an oil fired central heating boiler via radiators having had replacement sealed unit upvc double glazed windows and doors installed. Particular notice is drawn to the accommodation at ground floor level with the luxury of three reception rooms and the option of the third reception room being used as a ground floor bedroom if required.

### Externally

The property is set back from the road having particularly good frontage enclosed by established hedging giving a good deal of privacy/seclusion. Off-road parking leads up to the house and attached garage (attached to the property in question measuring 15' 0" x 8' 7" (4.59m x 2.62m)). The main gardens lie to the rear and are of a generous size being predominantly laid to lawn and enclosed by established hedging giving complete privacy within. The gardens enjoy backing onto an area of woodland giving a pleasing leafy green outlook.

### AGENTS NOTE:

The property has had movement in the past, as such expansion joints have been installed and no further movement has been detected over the years in the vendors occupation. Full documentation available. For further information please contact the selling agent.

The rooms are as follows:

**ENTRANCE HALL:** 10' 2" x 5' 6" (3.10m x 1.70m) Access via a solid oak door to front, a pleasing and spacious first impression with tiled flooring flowing through. A good space for shoes and coats. Replaced oak internal doors giving access to wc, shower, reception room three and inner hall.

**WC:** 7' 0" x 4' 7" (2.15m x 1.41m) With frosted window to side comprising low level wc and hand wash basin. Tiled flooring.

**SHOWER ROOM:** 2' 7" x 4' 7" (0.79m x 1.41m) Comprising solely of a tiled shower cubicle.

**INNER HALL:** 6' 5" x 10' 9" (1.96m x 3.29m) With window to the rear aspect, stairs rising to first floor level. Engineered oak flooring and replaced oak internal doors giving access to reception room one and kitchen.

**RECEPTION ROOM ONE:** 13' 9" extending to 16' 1" into window bay x 12' 3" (4.20m extending to 4.91m into window bay x 3.74m) With window to front, fitted shutters, replaced carpeting and of a generous size. A particular focal point being the fireplace with inset cast iron stove upon a tiled hearth. Sliding doors giving access to reception room two.

**RECEPTION ROOM TWO:** 10' 2" x 11' 1" (3.11m x 3.40m) With window to front aspect, fitted shutters, serving well as a formal dining room, door to rear giving access to the kitchen. Oak flooring,

**RECEPTION ROOM THREE/BEDROOM FOUR:** 11' 10" x 10' 5" (3.62m x 3.20m) Fitted to the rear aspect of the property being flooded by plenty of natural light due to a triple aspect lending itself for a number of different uses and perhaps could be adopted as a fourth bedroom if required. Oak flooring.

**KITCHEN:** 10' 0" x 12' 10" (3.05m x 3.92m) With window overlooking the rear gardens, the kitchen offers a good range wall and floor units, roll top work surfaces, four ring electric hob with oven below, inset stainless steel sink with drainer. Built-in pantry cupboard to side.

**REAR LOBBY:** 7' 4" x 2' 8" (2.24m x 0.83m) External door giving access onto the rear gardens, internal access to wc and garage.

**WC:** 2' 7" x 6' 0" (0.79m x 1.84m) Comprising low level wc with frosted window to rear.

**FIRST FLOOR LEVEL - LANDING:** Giving access to three bedrooms and bathroom. Replaced oak internal doors. Window to rear overlooking the rear gardens.

**BEDROOM ONE:** 14' 0" x 11' 4" (4.27m x 3.46m) With window to the front aspect being a generous double bedroom having double built-in storage cupboard to side, exposed pine floor boarding and fitted shutters.

**BEDROOM TWO:** 14' 0" narrowing to 11' 2" x 9' 1" (4.27m narrowing to 3.41m x 2.77m) With window to front aspect having fitted shutters being a generous double bedroom having double built-in storage cupboard to side and exposed pine floor boarding.

**BEDROOM THREE:** 9' 2" x 8' 11" (2.80m x 2.73m) maximum measurements. With window to rear enjoying elevated views over the rear gardens.

**BATHROOM:** 6' 2" x 5' 5" (1.90m x 1.66m) With window to rear aspect comprising a three piece matching suite in white with panelled bath, low level wc and hand wash basin.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8135



# Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

