



Le Peche | Main Road | Willisham | IP8 4SP

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PROPERTIES

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Le Peche, Main Road, Willisham, Suffolk, IP8 4SP

“A spacious & well-presented three bedroom detached bungalow offering well-maintained proportionate gardens, ample off-road parking, double garage & no onward chain.”

Description

A substantial, well-presented three bedroom detached bungalow situated in a rural yet accessible location within the heart of Willisham.

Notable benefits include solar panels, a double garage, ample off-road parking and proportionate, well-maintained front and rear gardens as well as the property being offered with the added benefit of no onward chain.

About the Area

The small village of Willisham is approximately eight miles to the west of Ipswich and four miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street Station beyond. There is also easy access to Stowmarket (which also offers a direct rail link to London) and comprehensive shopping facilities. Nearby Needham Market offers everyday amenities and individual shops, including butcher, baker, tea shop/cafes, public houses, take-away restaurants, a post office and two Co-op supermarkets. There is also a library, doctor's surgery, community centre and dentist.

The accommodation in more detail comprises:

Front door to:

Porch

Part-glazed with tiled flooring and front door to:

Reception Hall

A welcoming, light and airy entrance with access to loft, door to cloaks cupboard with hanging space and shelving, door to inner-hall and doors to:

Cloakroom

White suite comprising w.c, hand wash basin and frosted window to porch.

Sitting Room Approx 17'7 x 16'7 (5.37m x 5.05m)

Attractive bay window to front aspect, feature inset with fireplace with wood burning stove on a tiled hearth with red brick surround, dado rail and open-plan to:

Dining Room Approx 13'2 x 8'8 (4.01m x 2.63m)

Dado rail, door to kitchen and double doors to:

Garden Room/Conservatory

Constructed on a brick plinth with windows on three sides, French doors opening onto the terrace and tiled flooring.

Kitchen Approx 16'3 x 8'8 (4.96m x 2.63m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Space for washing machine, dishwasher and fridge/freezer. Integrated appliances include Range style cooker. Tiled flooring, tiled splash back, window to rear aspect and door to:

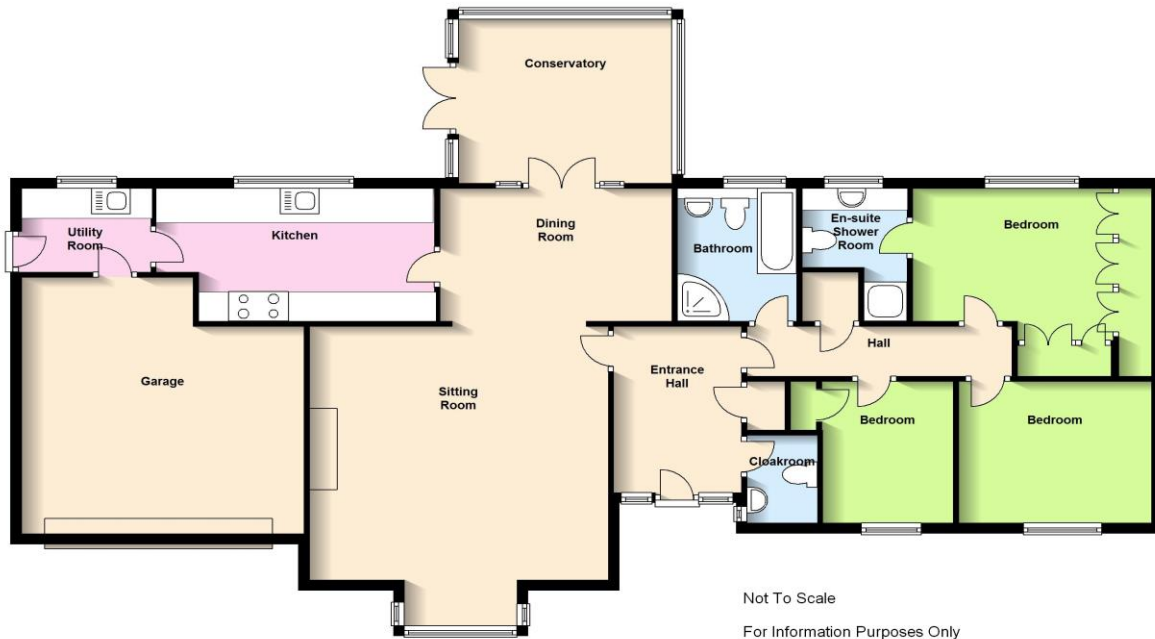
Utility Room Approx 7'6 x 6'1 (2.29m x 1.85m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, tiled flooring, window to rear aspect, tiled splash backs, personnel stable style door to side and door to:



Le Peche
Willisham
IP8 4SP

Ground Floor
Approx. 153.8 sq. metres (1655.9 sq. feet)



Not To Scale
For Information Purposes Only

Total area: approx. 153.8 sq. metres (1655.9 sq. feet)
Not To Scale For Identification Purposes Only
Plan produced using The Mobile Agent.

Double Garage Approx 16'6 x 16'2 (5.02m x 4.93m)

With power and light connected and fitted with an up and over door. The garage houses the oil-fired boiler.

Inner-Hall

Access to loft, door to airing cupboard housing the hot water cylinder, dado rail and doors to:

Master Bedroom Suite Approx 14'1 x 12'9 (4.30m x 3.88m)

Double room with window to rear aspect, built-in wardrobe and door to:

En-Suite

White suite comprising w.c, hand wash basin set into a vanity unit with storage under, tiled shower cubicle, tiled walls, frosted window to rear aspect and spotlights.

Bedroom Two Approx 11'6 x 10'2 (3.52m x 3.11m)

Double room with window to front aspect.

Bedroom Three Approx 10'2 x 7'7 (3.11m x 2.31m)

Window to front aspect and door to storage cupboard with shelving.

Family Bathroom

A well-appointed white suite comprising w.c, hand wash basin set into a vanity unit with storage under, corner tiled shower cubicle, panelled bath with shower attachment, heated towel rail, tiled walls, tiled flooring, spotlights and frosted window to rear aspect.

Outside

Le Peche is located centrally within the village and is set well-back from the road and accessed over a private drive providing ample off-road parking as well as giving access to the double garage. The garage is fitted with an up and over door and has power and light connected. The front garden also incorporates lawned and well-maintained grounds interspersed with established flower and shrub borders as well as specimen trees, all of which are placed behind an attractive brick wall.

To the rear are predominately lawned grounds, again well-stocked with a wide array of flower and shrub borders and incorporating a terrace which abuts the rear of the property as well as greenhouse and summer house.

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Oil-fired heating.





Energy performance certificate (EPC)

Le Peche
Willisham
IPSWICH
IP5 4SP

Energy rating
D

Valid until: 26 February 2034

Certificate number: 0121-2227-0137-3001-0453

Property type Detached bungalow
Total floor area 125 square metres

Rules on letting this property

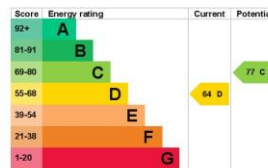
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to [improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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