



8 North Acres | Willisham | Suffolk | IP8 4SS

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8 North Acres, Willisham, Suffolk, IP8 4SS

“A spacious & well-presented detached family house located in an enviable tucked away cul-de-sac with separate home office, ample off-road parking, garaging, well-maintained landscaped gardens & countryside views.”

Description

A substantial, well-presented detached family house located in an enviable position towards the end of a tucked away cul-de-sac and benefiting from a delightful rear aspect with views of open farmland.

The property is being offered to the market for the first time in many years and boasts individual, free-flowing living accommodation arranged over two floors, and of particular note are the stylish and thoughtfully designed fitted kitchen and bathroom suites.

Outside is ample off-road parking as well as garaging, separate home office and a range of outbuildings namely summerhouse, workshop and storage sheds.

About the Area

The small village of Willisham is approximately 8 miles to the west of Ipswich and 3 miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street beyond. There is also easy access to Stowmarket and comprehensive shopping facilities, junior and senior schools and a doctor's surgery in Needham Market.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with spotlights, stairs rising to the first floor, parquet flooring, door to cloaks cupboard with hanging space and doors to:

Sitting Room Approx 18'4 x 13'9 (5.58m x 4.20m)

Proportionate room with door to under stairs cupboard, double aspect windows to the front and side, feature inset with fireplace with red brick surround on a tiled hearth and door to kitchen/breakfast room.

Dining Room Approx 12'1 x 10'9 (3.67m x 3.29m)

French doors to the rear opening onto the terrace and parquet flooring.

Family Bathroom

Luxuriously appointed and recently refitted white suite with w.c, hand wash basin with storage under, bath with mosaic style surround, double length shower cubicle, partly tiled walls, spotlights, two frosted windows to side aspect, heated towel rail and tiled flooring.

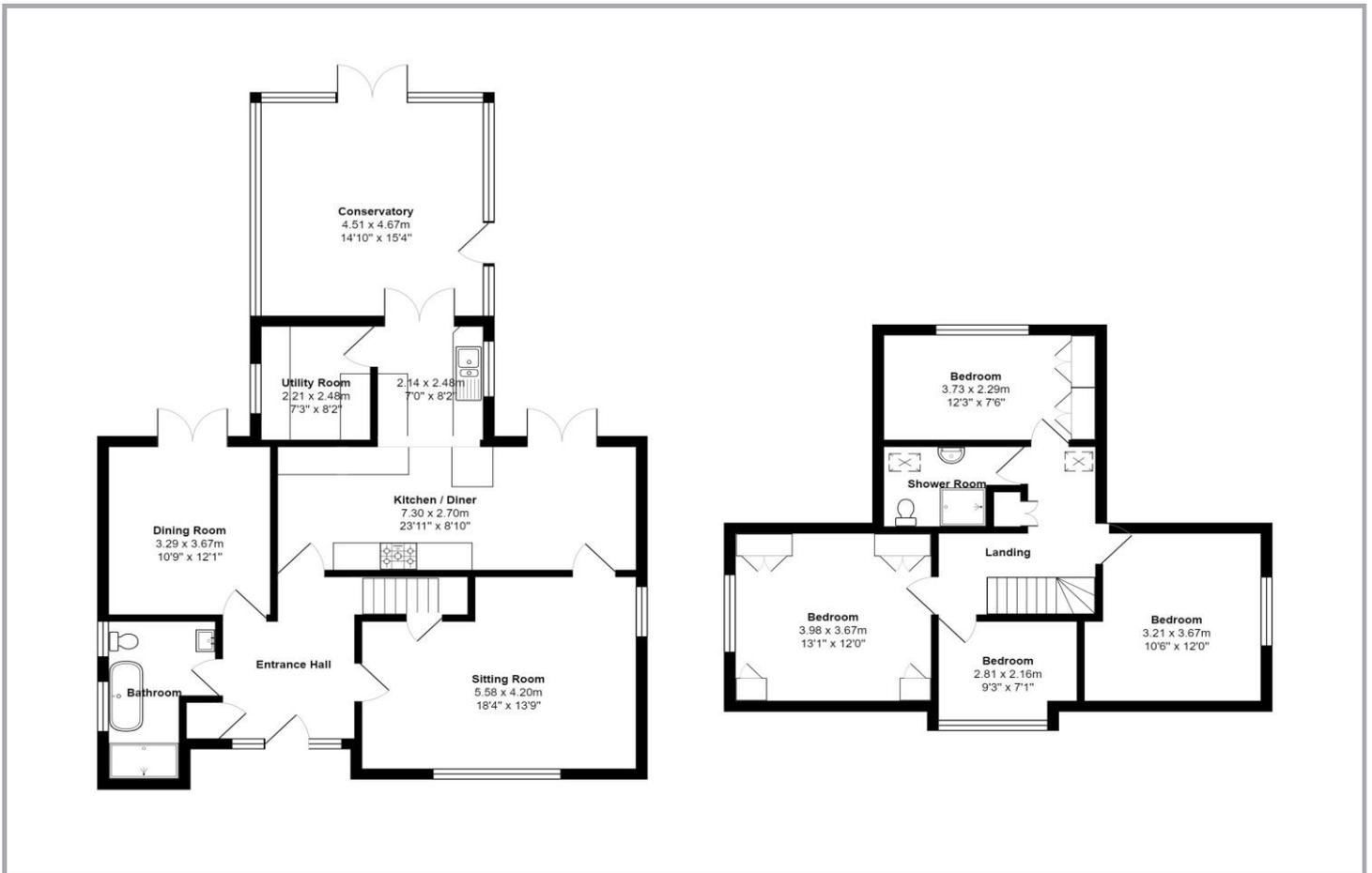
Kitchen/Breakfast Room Approx 23'11 x 8'10 (7.30m x 2.70m)

Stylish and thoughtfully designed fitted kitchen with a matching range of wall and base units with acrylic worktops over and inset with ceramic one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include two Neff double ovens plus a microwave combi grill, freezer, drawer fridge, dishwasher and Neff five ring induction hob with extractor over. Opening to breakfast area, door back through to sitting room, French doors to the rear opening onto the terrace and spotlights. Double doors to garden room and door to:

Utility Room Approx 8'2 x 7'3 (2.48m x 2.21m)

Fitted with a matching range of wall and base units with worktops over and space for white goods, housing for Worcester oil-fired boiler and window to side aspect.





Garden Room Approx 15'4 x 14'10 (4.67m x 4.51m)

A more recent addition to the property, this space offers delightful views of the landscaped and particularly well-maintained gardens and is constructed on a brick plinth. Windows on three sides, personnel door to side opening onto the terrace and a set of French doors to the rear also opening onto the terrace.

First Floor Landing

Currently incorporating built-in desk space, built-in bookcase, skylight, door to airing cupboard housing the hot water cylinder and incorporating shelving, access to loft and doors to:

Master Bedroom Approx 13'1 x 12' (3.98m x 3.67m)

Double room with window to side aspect, spotlights and extensive built-in wardrobes on two sides.

Bedroom Two Approx 12' x 10'6 (3.21m x 3.67m)

Double room with window to side aspect, spotlights and under eaves storage.

Bedroom Three Approx 12'3 x 7'6 (3.73m x 2.29m)

Double room with window to rear aspect.

Bedroom Four Approx 9'3 x 7'1 (2.81m x 2.16m)

Window to front aspect.

Outside

The property is located in a convenient yet tucked away position towards the end of a cul-de-sac and is accessed over a private drive providing ample off-parking as well as giving access to the tandem garage with up and over door, power and light connected and personnel door to rear.

The grounds are predominately lawned with a terrace abutting the rear of the property as well as an additional sun terrace towards the foot of the garden. The formal gardens are thoroughly well-maintained and landscaped with established and attractive flower and shrub borders with a smattering of established specimen trees. Also incorporated

within the plot are a range of outbuildings ideal for a variety of uses namely a home office, summerhouse, workshop and storage sheds, all of which have the added benefit of power and light connected. Also incorporated within the plot is a selection of raised beds. Boundaries for the most part are defined by fencing and hedging and the plot backs onto delightful open countryside.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

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





Energy performance certificate (EPC)

8 North Acres
Willisham
IPSWICH
IP8 4SS

Energy rating
F

Valid until: 2 July 2034

Certificate number: 8929-0138-0086-7006-1473

Property type: Detached house

Total floor area: 145 square metres

Rules on letting this property

! You may not be able to let this property

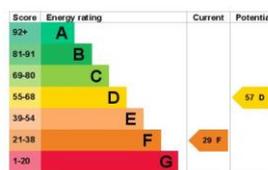
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8929-0138-0086-7006-1473?print=true>

1/4



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