

## Briar House, 11 Willow Close, Walsham-Le-Willows, Suffolk, IP31 3FE

VILLAGE LIVING AT IT'S VERY BEST – Located in the pretty Suffolk village of Walsham Le Willows, this attractive and wellappointed detached house is bound to impress.

We think this lovely house has a great deal to offer and are confident you will too! The property provides a very comfortable range of accommodation, making it an ideal family home.

- Attractively presented detached family home
- Hall, cloakroom, good sized kitchen/dining room
- Sitting room with wood burning stove
- Principal bedroom with en suite shower room
- 3 further bedrooms, oil fired central heating
- Sealed unit double glazing, parking, carport & garage

## Guide Price £450,000

mail@mortimerandgausden.co.uk www.mortimerandgausden.co.uk 7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE





# 01284 755526

### 11 Willow Close, Walsham-Le-Willows, Suffolk, IP31 3FE



### **General Information**

The property is situated close to open countryside and yet within easy reach of local amenities. Walsham Le Willows is a very historic and pretty village boasting a butchers/store, primary school, Church and several pleasant public houses. A more comprehensive range of shopping, cultural and leisure facilities can be found in Diss (10 miles) and the thriving market town of Bury St Edmunds (12 miles)

The property was built by the much respected builders Hopkins Homes and has been maintained to a good standard by the present vendor, who has owned the property from new. The well proportioned accommodation benefits from oil fired central heating and sealed unit double glazed windows.

On the ground floor is an entrance hall with a cloakroom off. The sitting room has an attractive fireplace with an inset wood burner and a glazed door leading into the garden. The large kitchen/diner is fitted with a comprehensive range of units, worktop surfaces and features an integrated dishwasher.

On the first floor: A good sized and light landing area gives access to the modern bathroom and 4 bedrooms. The principal bedroom includes a built-in wardrobe and an en suite shower room, bedroom 2 also has a built-in wardrobe.

#### Outside

The gardens to the front of the house are laid to lawn, fronted by mature hedging. A driveway provides parking and access to the carport, which is gated at the rear and leads to the garage, which has light and power connected. The rear gardens which are brick wall and fence enclosed are laid mainly to lawn and feature a good-sized patio terrace.

#### Council Tax Band - D

#### Directions

From Bury St. Edmunds proceed north along the A143 Diss road, passing through the village of Great Barton and bypassing Ixworth. At the 2nd roundabout in Ixworth turn right onto Walsham Road, signposted Walsham Le Willows. Continue to the village and proceed along The Street, pass the entrance to Clarkes of Walsham and then turn right into Elm Drive and then right into Willow Close.



#### **Reception Hall**

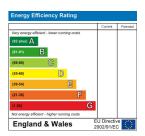
Cloak room

Sitting Room 18'3 x 10'10 (5.56m x 3.30m) Kitchen/Dining Room 18'2 x 16'10 max overall (5.54m x 5.13m max overall) First Floor Landing Principle Bedroom 11'2 x 11'1 (3.40m x 3.38m) Ensuite Bedroom 2 10'9 x 9'10 (3.28m x 3.00m) Bedroom 3 9'9 x 9'5 (2.97m x 2.87m) Bedroom 4 10'0 x 6'11 (3.05m x 2.11m)

Bathroom 9'4 x 6'9 max overall (2.84m x 2.06m max overall)

Carport Garage 18'0 x 9'10 Garden





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.





# Interested? Call us on 01284 755526

## 11 Willow Close, Walsham-Le-Willows, Suffolk, IP31 3FE

