



## 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 well-appointed 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





## 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 ensuite 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



