

THE
**Mortimer
& Gausden**
PARTNERSHIP



Bridge Cottage The Street, Walsham-Le-Willows,
Bury St. Edmunds, IP31 3AZ

Guide Price
£375,000

M&G
PARTNERSHIP

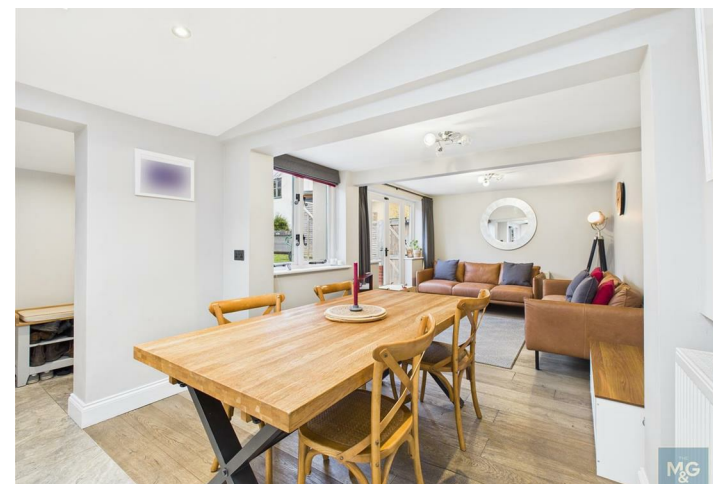
*Beautiful detached period cottage
set within the heart of a picturesque
and well-served village*

Believed to date back to the 18th century, this charming detached cottage is rich in character, with many original features including exposed timbers, all carefully retained and complemented by thoughtful improvements made by the current owners.

Extended over time, the property now offers a very comfortable and flexible range of accommodation, centred around a superb kitchen/family room which forms the heart of the home and provides an ideal space for both everyday living and entertaining.

Set within good-sized gardens and enjoying the benefit of ample parking, an electric vehicle charging point and a detached outbuilding ideal for a home office or gym, the property combines period charm with modern practicality, all within the thriving village community of Walsham Le Willows.

- Simply gorgeous detached period cottage
- Believed to date back to the 18th century
- Period features and contemporary styling
- Cosy sitting room with wood burner
- Superb kitchen/family/dining room
- Three bedrooms, bathroom and en suite
- Good sized gardens with detached outbuilding
- Ample parking and electric vehicle charger



Sometimes, from the moment you step inside a property, you instantly fall in love with its character and charm, and that is very much likely to be the case with this stunning home. The property has been sympathetically improved by the current vendors and now provides well-balanced accommodation, retaining all the character and charm you would hope for from a home of this age.

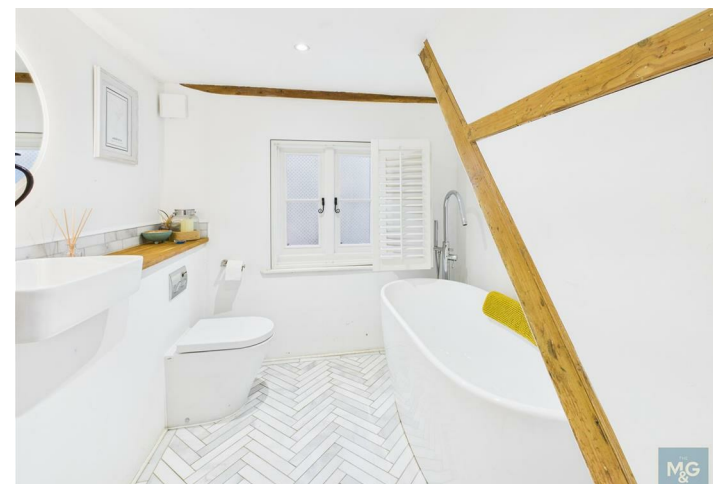
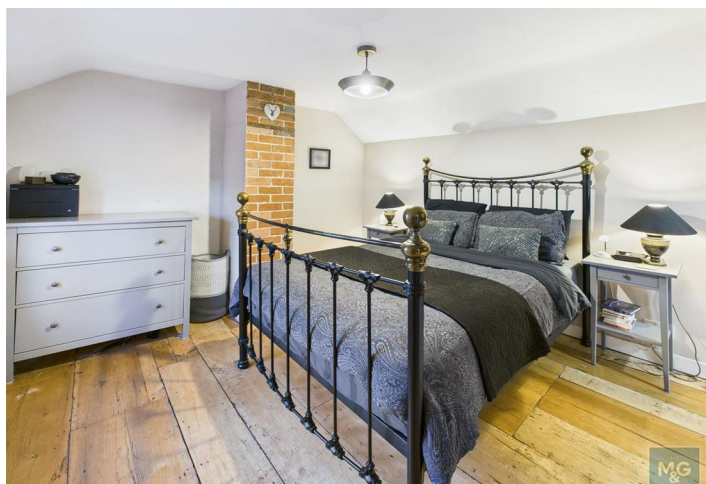
On the ground floor, a cosy sitting room with wood burner provides a welcoming retreat. The main reception space is the impressive kitchen/family/dining room, which is beautifully appointed with a bespoke fitted kitchen and offers an excellent space for modern family life, with a utility room leading off and a rear porch adding further practicality. Also on the ground floor are two bedrooms and a well-appointed bathroom, offering flexibility for guests or for those seeking single-level living.

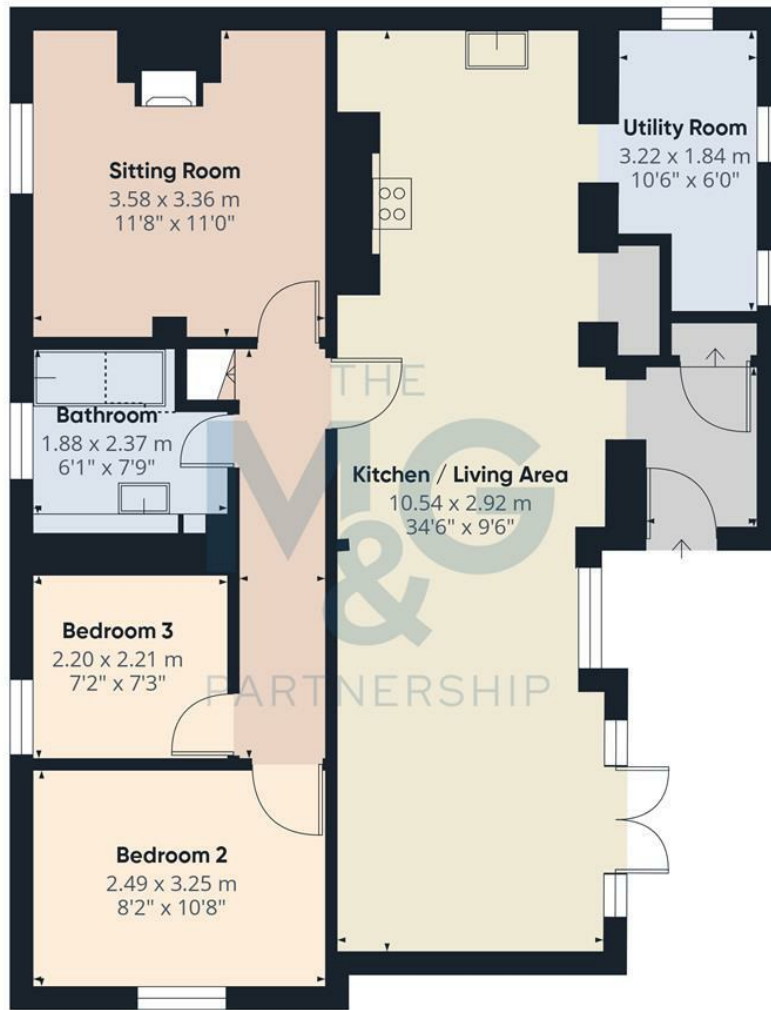
On the first floor, the principal bedroom suite includes a dressing area and a well-fitted en suite shower room, creating a private and comfortable space away from the main living areas.

The cottage, which benefits from sealed unit glazing and oil-fired central heating, has had significant improvements made to its insulation properties - since the time the energy performance certificate was produced, and now provides very comfortable accommodation, all presented to a high standard.

Outside, the property is set within attractive and well-proportioned gardens, ideal for both relaxing and entertaining. A detached and fully insulated outbuilding provides additional accommodation - ideal for use as a large home office, gym or studio, while the driveway offers ample off-road parking along with the benefit of an electric vehicle charging point.

COUNCIL TAX -BAND D
ENERGY PERFORMANCE RATING - E
COUNCIL - Mid Suffolk
SERVICES - Mains water,electricity and drainage. Oil heating
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///topical.golden.javelin





Floor 0 Building 1



Floor 1 Building 1



Building 2

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 fittings. 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 website, please contact our offices immediately.

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