Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

28 Elm Drive, Walsham le Willows, Bury St. Edmunds, Suffolk, IP31 3FG

VILLAGE LIVING AT IT'S VERY BEST - Occupying a pleasant setting, this spacious and well appointed detached house is being sold with the benefit of having NO UPWARD CHAIN.

We think this lovely house has a great deal to offer and are confident you will too! Situated in the historic and well served village of Walsham Le Willows the property provides a very comfortable range of accommodation including a very sociable ground floor layout and 3 double bedrooms.

- Charming modern detached village home
- Hall, cloakroom, sitting room, kitchen/diner
- Master bedroom with en suite shower room
- 2 Further double bedrooms, family bathroom
- Oil fired central heating, sealed unit glazing
- Single garage, parking, private rear gardens

Guide Price £350,000

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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. The well proportioned accommodation benefits from oil fired central heating and sealed unit glazing.

On the ground floor is an entrance hall with cloakroom off. The sitting room has an attractive fireplace and an opening into the large kitchen/diner. The kitchen area is fitted with a comprehensive range of units, work top surfaces and appliance space. There is a fitted oven, hob and hood. The dining area has a glazed door opening into the garden.

On the first floor: A good sized landing area gives access to the modern bathroom and 3 double bedrooms including the master suite which includes fitted wardrobes and an en suite shower room.

Outside
The gardens to the front of the house are planted with a variety of mature shrubs. A driveway provides parking and access to the single garage, which has light and power connected. A side pedestrian access leads to the rear gardens which afford a good degree of privacy and seclusion. Laid mainly to lawn and bordered by fencing and mature trees the gardens also feature a good sized patio terrace.

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. The property will be found towards the top right-hand corner.

Entrance hall

Cloakroom

Sitting Room 15'7 x 10'9 (4.75m x 3.28m)

Kitchen/Dining Room 17'7 x 8'11 (5.36m x 2.72m)

Master Bedroom 13'0 x 10'9 (3.96m x 3.28m)

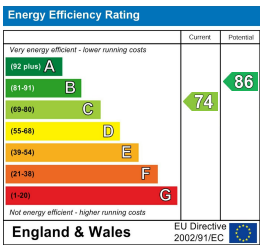
En Suite Shower

Bedroom 2 16'9 max x 9'4 (5.11m max x 2.84m)

Bedroom 3 9'6 x 9'2 (2.90m x 2.79m)

Bathroom

Garage 16'10 x 9'6 (5.13m x 2.90m)



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Kitchen/Dining Room
Garage
Cupboard
Sitting Room
Reception Hall
WC

Bedroom 3
Bathroom
Landing
Bedroom 2
Wardrobe
Wardrobe
Master Bedroom
Ensuite