



Misty View, Wattisfield Road, Walsham-Le-Willows, Suffolk, IP31 3BD

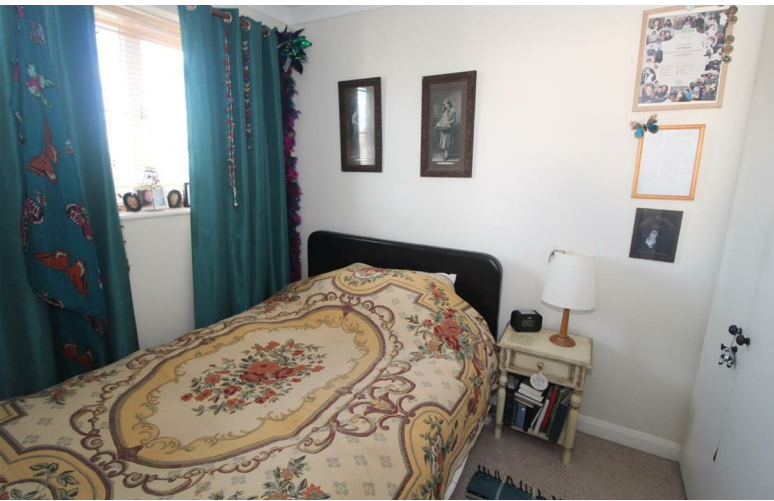
Whether you have been looking for your first home, an investment opportunity or perhaps a manageable home to downsize to – this attractively presented semi-detached house could be ideal.

The property occupies a pleasant edge of village setting and includes enclosed gardens and ample parking.

- Well maintained semi detached home
- Occupying well served village location
- Hall, Sitting room, fitted kitchen/diner
- 2 bedrooms, refitted shower room
- Electric heating, upvc sealed unit glazing

Guide Price £180,000





General Information

The property occupies a quiet setting on the edge of the village, close to open countryside and yet within easy reach of local amenities. Walsham Le Willows is a very historic and pretty village located approximately 12 miles north east of Bury St. Edmunds. The village has a school, church, public house and coffee shop. Bury St. Edmunds is a thriving market town offering superb educational, recreational and shopping facilities.

This modern semi-detached house is built to a cottage style and would be perfect for first-time buyers or those looking for a sound investment. The house is served by electric night storage heaters and benefits from Upvc sealed unit double glazed windows.

On the ground floor: The entrance hall gives access to the sitting room and onto the kitchen/diner. A back door leads into the rear gardens. On the first floor: The landing leads to both good sized bedrooms and the refitted shower room.

Outside

The main gardens are formed to the rear of the house and have been mostly hard landscaped for ease of maintenance and include ample space for outside entertaining. There is a good-sized shed and a side access which leads to the allocated parking.

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. Stay on this road and on reaching the village continue straight through the street eventually turning left into Wattisfield Road. The property is located at the top of Wattisfield Road, on the right, as indicated by our for sale board.

Entrance Hall

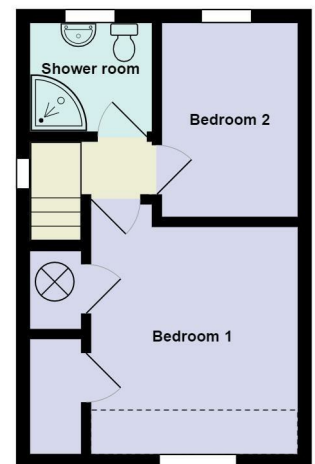
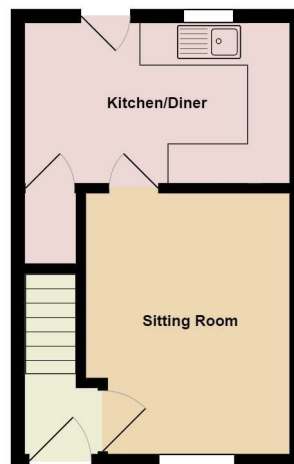
Sitting Room 13'3 x 10'4 max (4.04m x 3.15m max)

Kitchen/Diner 13'5 x 8'1 (4.09m x 2.46m)

Bedroom 1 11'8 x 10'2 (3.56m x 3.10m)

Bedroom 2 9'11 x 6'11 (3.02m x 2.11m)

Shower room 6'3 x 5'6 (1.91m x 1.68m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	