



Elm Drive, Walsham-Le-Willows

Sheridans



Elm Drive, Walsham-Le-Willows IP31 3FG

Offers Over £425,000

A beautifully presented modern home providing a surprising level of light and airy accommodation affording delightful views to the front, whilst situated within a picturesque village location.

Well positioned 4 bedroomed house in well served village location! Built in 2011 by the award winning developers "Hopkins Homes", this attractive family home displays features throughout including sealed unit double glazed units within timber sash windows, panelled internal doors, period style fireplace with wood burning stove and oak lintel.

The property enjoys one of the best settings in Elm Drive, situated on the very edge of the development with views to the front. With no onward chain, the accommodation currently in brief comprises a traditional entrance door opening to an entrance hall with stairs to first floor and door to a cloakroom fitted with a white suite. The sitting room is a charming reception with sash windows to front and side and a traditional red brick period style fireplace with Oak lintel and wood burning stove. The kitchen breakfast room, is fitted with an extensive range of units with built in appliances including oven and hob and water softener. A sash window affords delightful views to the front and a glass door leads to the gardens. A spacious family/dining room is an ideal reception room for entertaining with window to side and door to rear gardens.

On the first floor is a landing with cupboard and airing cupboard. The landing leads to the four comfortable bedrooms (one with en-suite) and the family bathroom completes the accommodation.

Outside

To the front of the house is a lawned garden with mature tree and extra parking area. Gated side access leads to the rear gardens which are mostly laid to lawn, bordered by a redbrick wall and fencing. The gardens provide a good degree of privacy and include a paved terrace, well stocked flowerbeds and a wood store. Gated access leads to a driveway providing further parking and a single garage.

Location

The house occupies a prominent setting affording delightful views to the front, whilst situated on the edge of this popular Suffolk village. Walsham-Le-Willows is a historic and picturesque village providing a good range of local facilities including butchers, building merchants with garden equipment, two public houses, a well-regarded primary school and a fine local church as well as a Premier convenience store. The village is situated approximately 11 miles north east of Bury St Edmunds and 12 miles from Stowmarket with its main line rail link to London.

Directions

When entering the village from the direction of Ixworth and Bury St Edmunds, proceed along The Street, pass the entrance to Clarks of Walsham and then turn right into Elm Drive where the property is the first house on the left hand side.

Services

Mains electricity, water and drainage are connected.

- Entrance hall, cloakroom
- Sitting room with fireplace and woodburning stove
- Kitchen breakfast room
- Family/dining room
- Four comfortable bedrooms (one en-suite)
- Family bathroom
- Driveway providing ample parking, further parking area
- Garaging
- Delightful walled gardens plus front garden
- No onward chain

Heating is supplied by oil fired radiator central heating.

Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Likely Source Ofcom)

Flood Risk: Low Risk (Source gov.uk)

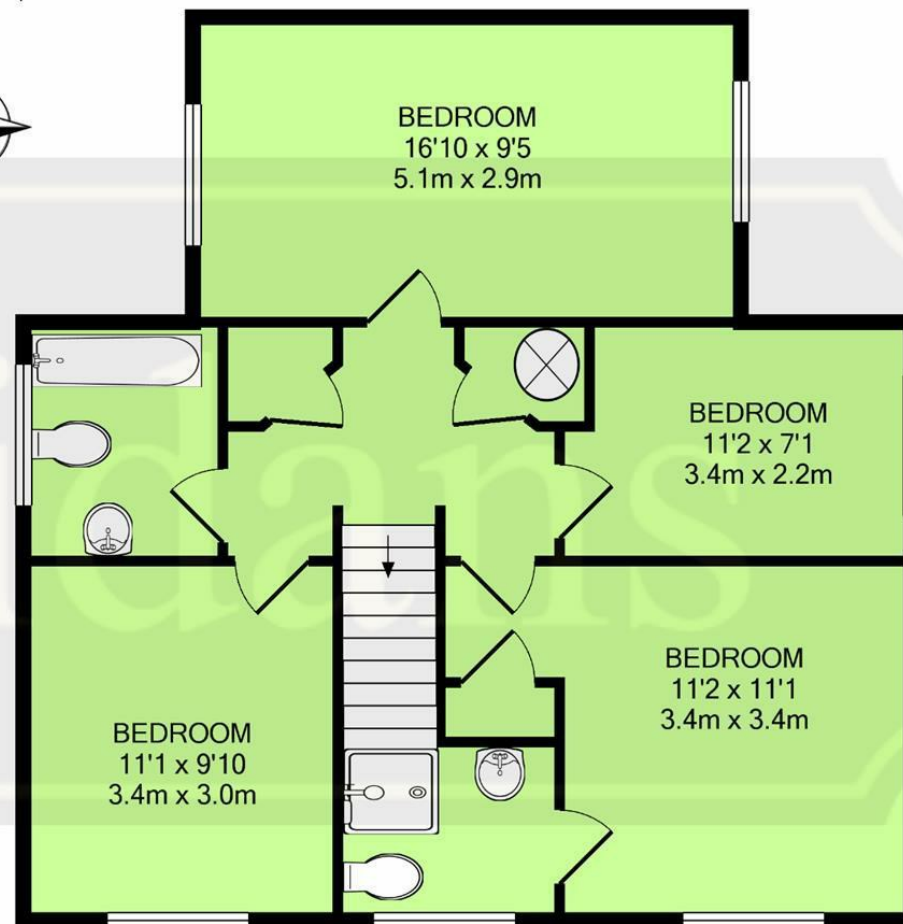
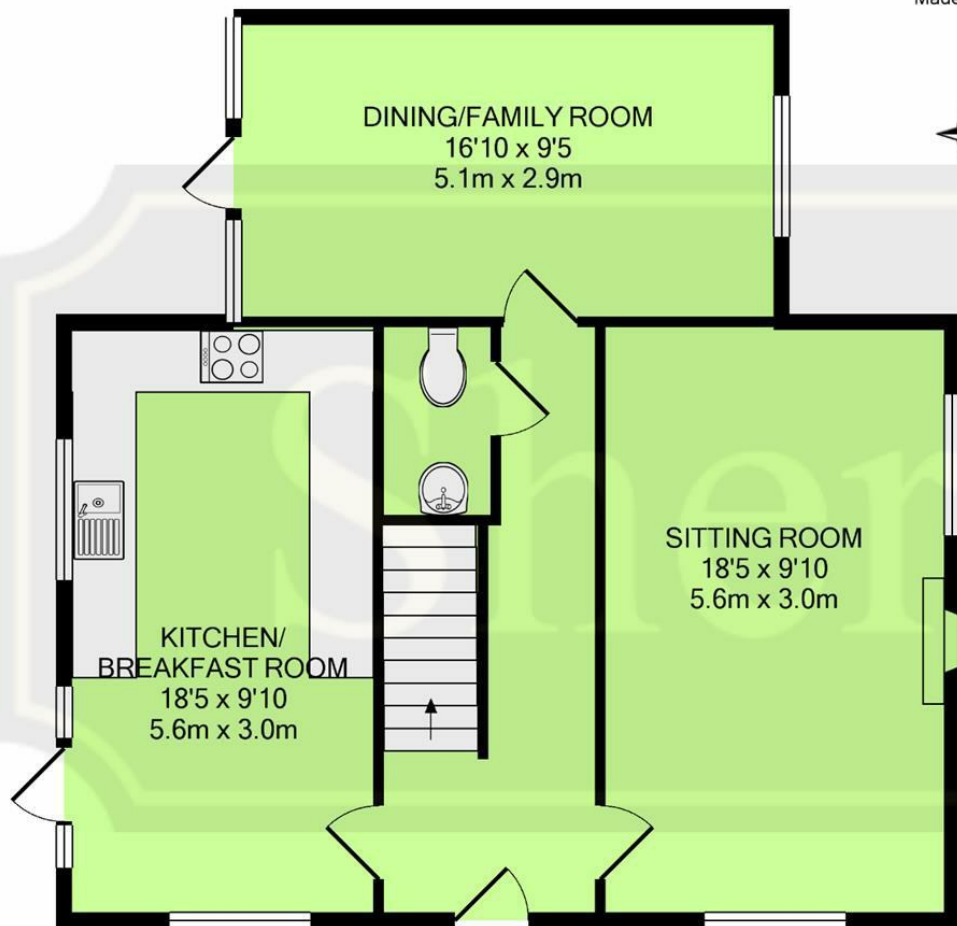
Tenure – Freehold

Awaiting EPC



TOTAL APPROX. FLOOR AREA 1326 SQ.FT. (123.2 SQ.M.)

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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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