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61 Wattisham Road, Bildeston, IP7 7EG £450,000

About the property

Occupying a generous plot of approximately one-third of an acre (STS) and enjoying a backdrop of open countryside, Walnut Tree House is a rarely available former village police house offering exceptional potential for improvement, extension (subject to the necessary planning permissions) and long-term family living. The accommodation is both spacious and versatile, comprising three reception rooms, a kitchen with traditional walk-in pantry, utility room, ground floor bedroom and a separate WC. To the first floor are three further bedrooms and a family bathroom. Whilst the property would benefit from a programme of updating and modernisation, it offers an exciting opportunity for buyers to create a substantial family home tailored to their own tastes and requirements. With its generous plot, countryside setting and scope for enhancement, Walnut Tree House represents a rare chance to acquire a home with genuine potential in one of Suffolk's most sought-after villages.

Outside

Outside, the property occupies a generous plot of approximately one-third of an acre (STS), with extensive gardens laid predominantly to lawn and enjoying a delightful backdrop of open countryside. The grounds provide an excellent space for families, keen gardeners or those simply looking to enjoy the rural setting. In addition, there are two sheds and a workshop offering useful storage, workspace or hobby

potential. To the front of the property, ample off-road parking is provided alongside a garage.

Bildeston is a thriving and highly regarded Suffolk village, offering a well-regarded primary school, village shop and a popular gastro pub with highly rated dining. The nearby market town of Hadleigh lies approximately five miles away, whilst Needham Market and Stowmarket are both around nine miles distant. Stowmarket provides mainline rail services to London Liverpool Street, making the village well placed for both local amenities and wider commuting links.

Useful info

All main services are connected except for gas. The property has oil heating via radiators (not tested by the agents). Band D council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///printout.waddle.dame. Broadband download speed up to 1800mbps and upload speed up to 220mbps (source Ofcom). Mobile phone coverage good outdoor and in the home on EE, O2, Vodafone and Three. (source Ofcom). AGENTS NOTE: Estate Agents Act 1979. A person at Hizzy Property is related to the seller of this property, and as such, all interested parties should be aware of this when considering an offer. For full transparency, we encourage you to seek independent legal advice regarding the transaction."





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- Former village police house
- Three/Four-bedroom detached home
- Garage and ample off-road parking

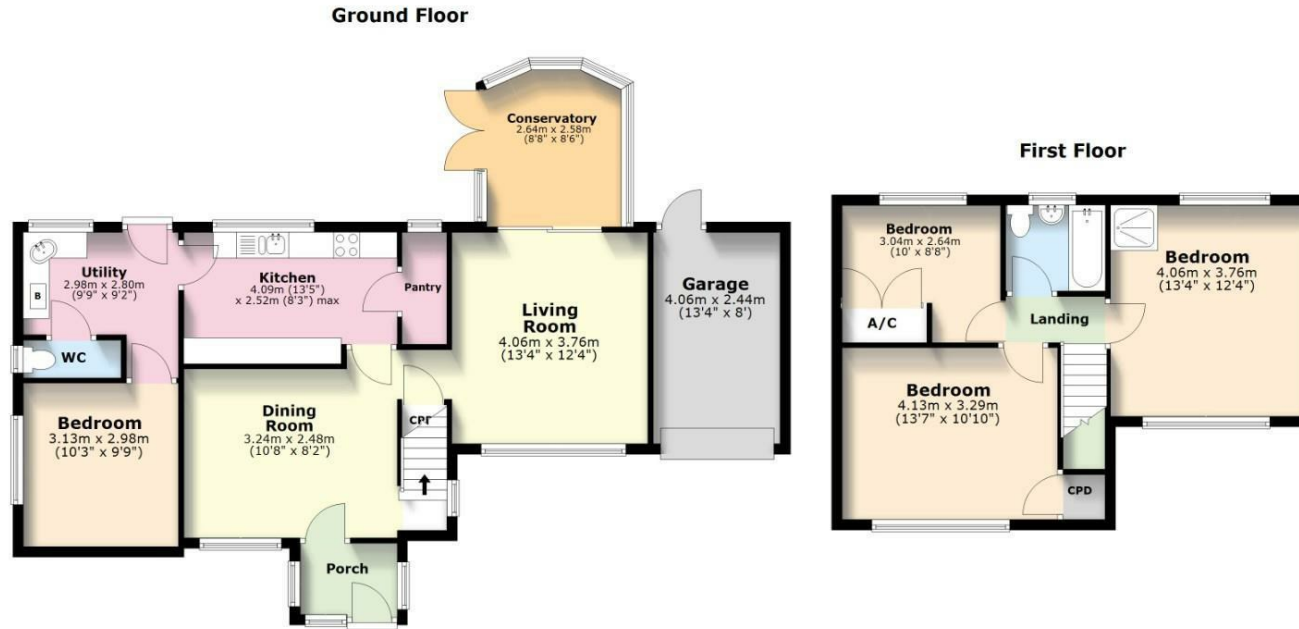
- Generous 1/3 acre plot (STS)
- Three versatile reception rooms
- Two sheds and workshop

- Excellent potential to modernise and update
- Kitchen with traditional walk-in pantry
- Backing onto open countryside





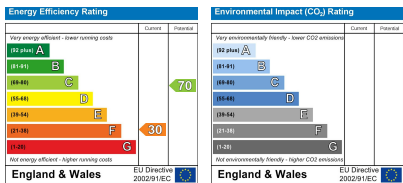
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Total area: approx. 133.7 sq. metres (1439.2 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



01473 875101 | hello@hizzyproperty.co.uk | www.hizzyproperty.co.uk

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