

## Summary

A rare opportunity to purchase a charming four bedroom Victorian period property in need of some updating. The property is located in the very popular and well served village of Walsham Le Willows. Situated on a large landscaped plot and offering spacious accommodation throughout, this property would make a fine home and investment for the future. The property boasts a kitchen/breakfast room, living room with log burner, two further reception rooms, utility room, first floor bathroom and double garage (half of which is currently converted to a home office) Viewing is highly recommended to appreciate the space this property has to offer.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Part glazed front door, doors to lounge, dining room, study and kitchen breakfast room. Stairs ascending to first floor.

**LOUNGE** 22' 05" x 11' 01" (6.83m x 3.38m)  
Window to front aspect, french doors to rear garden, original cast iron log burner with slate tiled hearth.

**DINING ROOM** 12' 10" x 11' 00" (3.91m x 3.35m) Window to front aspect, period style log burner.

**STUDY** 11' 00" x 9' 0" (3.35m x 2.74m) Sash window to rear aspect.

**KITCHEN BREAKFAST ROOM** 21' 02" x 10' 0" (6.45m x 3.05m) PVC double glazed windows to side aspect. Stainless steel inset drainer. Range of wall mounted units and work surfaces with units under. Integrated dishwasher. Range cooker with hood over.

**UTILITY ROOM** 5' 05" x 5' 09" (1.65m x 1.75m)  
Door to rear aspect. Work surfaces with space and plumbing for an automatic washing machine under. Space for tumble dryer.

**WC** Low level wc, wash hand basin, window to side aspect.

## FIRST FLOOR

**MASTER BEDROOM** 12' 10" x 10' 11" (3.91m x 3.33m) Sash window to front aspect, original cast iron fireplace.

**BEDROOM 2** 11' 07" x 10' 11" (3.53m x 3.33m)  
Window to front and side aspect.

**BEDROOM 3** 11' 01" x 8' 05" (3.38m x 2.57m) Built in wardrobes with sliding doors, sash window to rear aspect, cupboard.

**BEDROOM 4** 11' 02" x 8' 03" (3.4m x 2.51m)  
Window to rear aspect.

**BATHROOM** Suite comprising low level WC. Pedestal wash hand basin. Panelled bath. UPVC double glazed window to rear aspect.

**OUTSIDE** To the front is a driveway providing parking. There is a double garage with office space measuring 8'3" x 8'3" with up and over door, power and light connected. The front garden is laid to lawn with gated access and pathway to the front door. There is a courtyard garden with decking area and being enclosed by walling.

## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – E  
Tenure – Freehold  
Post Code – IP31 3BD

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	
(39-54) <b>E</b>	48
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Wattisfield Road | Walsham Le Willows | IP31 3BD

Guide Price £500,000 - £525,000

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- Four bedroom Detached Victorian Home
- Double Garage
- Popular Village Location
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room