

## Summary

Located in the heart of the popular village of Walsham-Le-Willows, is this unique quaint three storey flint mid-terrace cottage. The property is spread over three floors boasting exposed beams, wooden doors and stairs, kitchen/diner, cloakroom/utility, second floor bathroom & allocated parking. Viewing recommended to appreciate the charm this property has to offer.

## Description

### Approximate Room Sizes

DINING ROOM 12' 11" x 10' 0" (3.94m x 3.05m)

Entering the dining area from the front door is this pleasant room with exposed beams, tiled floor, stairs ascending to first floor, and rear lobby with understairs storage leading to utility/cloakroom.

KITCHEN 9' 3" x 6' 9" (2.82m x 2.06m)

Window to rear aspect, range of wall and base units with work surfaces over incorporating sink with drainer, splash back, built in oven with extractor over, tiled floor, beamed ceiling and pantry cupboard.

### UTILITY/CLOAKROOM

Window to rear aspect, W/C, wash hand basin with splashback, plumbing for utilities and built in cupboards.

### FIRST FLOOR LANDING

LIVING ROOM 17' 7" x 12' 7" (5.36m x 3.84m)

Dual aspect room with windows to front and back, exposed beams.

BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.08m)

Exposed beams, window to rear aspect.

### SECOND FLOOR LANDING

BEDROOM ONE 9' 9" x 9' 0" (2.97m x 2.74m)

Exposed beams, window to rear aspect.

BEDROOM TWO 9' 1" x 8' 2" (2.77m x 2.49m)

Exposed beams, window to front aspect, large built in cupboard with double doors.

### BATHROOM

Window to rear aspect, panelled bath with shower over and shower screen, W/C, wash hand basin & tiled floor.

### OUTSIDE

The Maltings has a large shingled area for the residents parking, 7 The Maltings has one allocated space, there is also a bin area for the residents.

Approaching 7 The Maltings via a courtyard garden with picket fencing and steps leading down to the entrance door.

## Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – B

Tenure – Freehold

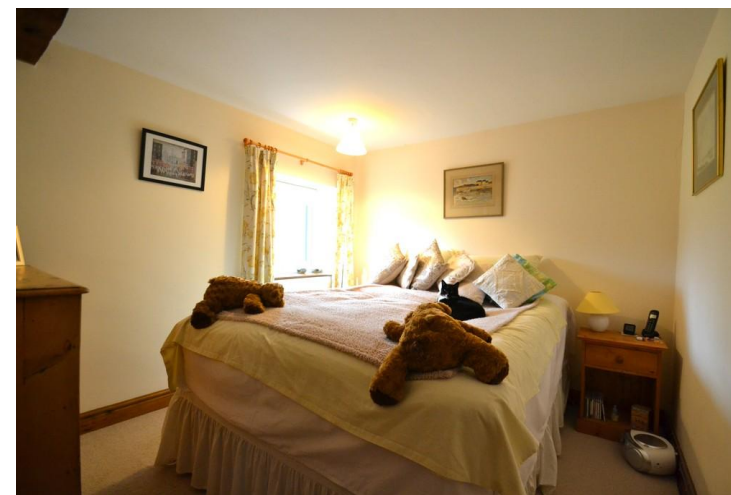
Services – Electric Heating

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.  
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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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
41	92
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

## The Maltings | Wattisfield Road | IP31 3BD

£300,000

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- Charming three storey flint mid-terrace cottage
- Walsham Le Willows
- Off road parking
- Exposed beams
- Courtyard Front Garden
- Original Features