



| Tye Lane | Willisham | Suffolk | IP8 4SR

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# I Tye Lane, Willisham, Suffolk, IP8 4SR

*“A well-presented four-bedroom chalet offering spacious & flexible family living & standing on a generously sized plot with garage & off-road parking.”*

## Description

Located in the ever-popular Suffolk village of Willisham, is this spacious four-bedroom detached chalet with delightful generously sized gardens approaching a third of an acre (subject to survey).

The accommodation comprises: entrance porch, entrance hall, sitting room, kitchen/breakfast room, utility room, cloakroom, bathroom, dining room, inner-hallway, bedroom, master bedroom with en-suite, first floor landing and two further bedrooms.

The property benefits from spacious and flexible family living, oil-fired central heating and double glazing.

Outside a driveway provides off-road parking and access to the single garage. A side pedestrian gate provides access into the rear garden which is predominately laid to lawn with a delightful raised decked area and further courtyard style patio.

## About the Area

The small village of Willisham is approximately eight miles to the west of Ipswich and four miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street Station beyond. There is also easy access to Stowmarket (which also offers a direct rail link to London) and comprehensive shopping facilities. Nearby Needham Market offers everyday amenities and individual shops, including butcher, baker, tea shop/cafes, public houses, take-away restaurants, a post office and two Co-op supermarkets. There is also a library, doctor's surgery, community centre and dentist.

## The accommodation comprises:

### Entrance Porch

Tiled flooring and part-glazed front door to:

### Entrance Hall

Radiator, dado rail, built-in airing cupboard housing the hot water cylinder with slatted shelving, coved ceiling and doors to:

### Sitting Room Approx 17'2 x 12'8 (5.22m x 3.87m)

Window to front elevation, dado rail, picture rail, coved ceiling, radiator and feature fireplace with log burning stove.

### Kitchen/Breakfast Room Approx 11'3 x 10'11 (3.42m x 3.33m) & 14'7 x 7'3 (4.44m x 2.21m)

Fitted with single bowl ceramic sink unit with mixer tap over, work surfaces with base cupboards and drawers under, pull-out baskets, matching eye-level units, tiled splash backs, integrated dishwasher, built-in range style cooker (negotiable), ceiling down-lighters, tiled flooring, radiator, ceiling lightwell, coved ceiling, window to rear elevation and part-glazed door to:

### Utility Room

Comprising fitted base cupboard with work surface over, floor mounted oil-fired boiler, water softener, tiled flooring, coat hanging space, coved ceiling, window to side elevation and glazed door to outside.

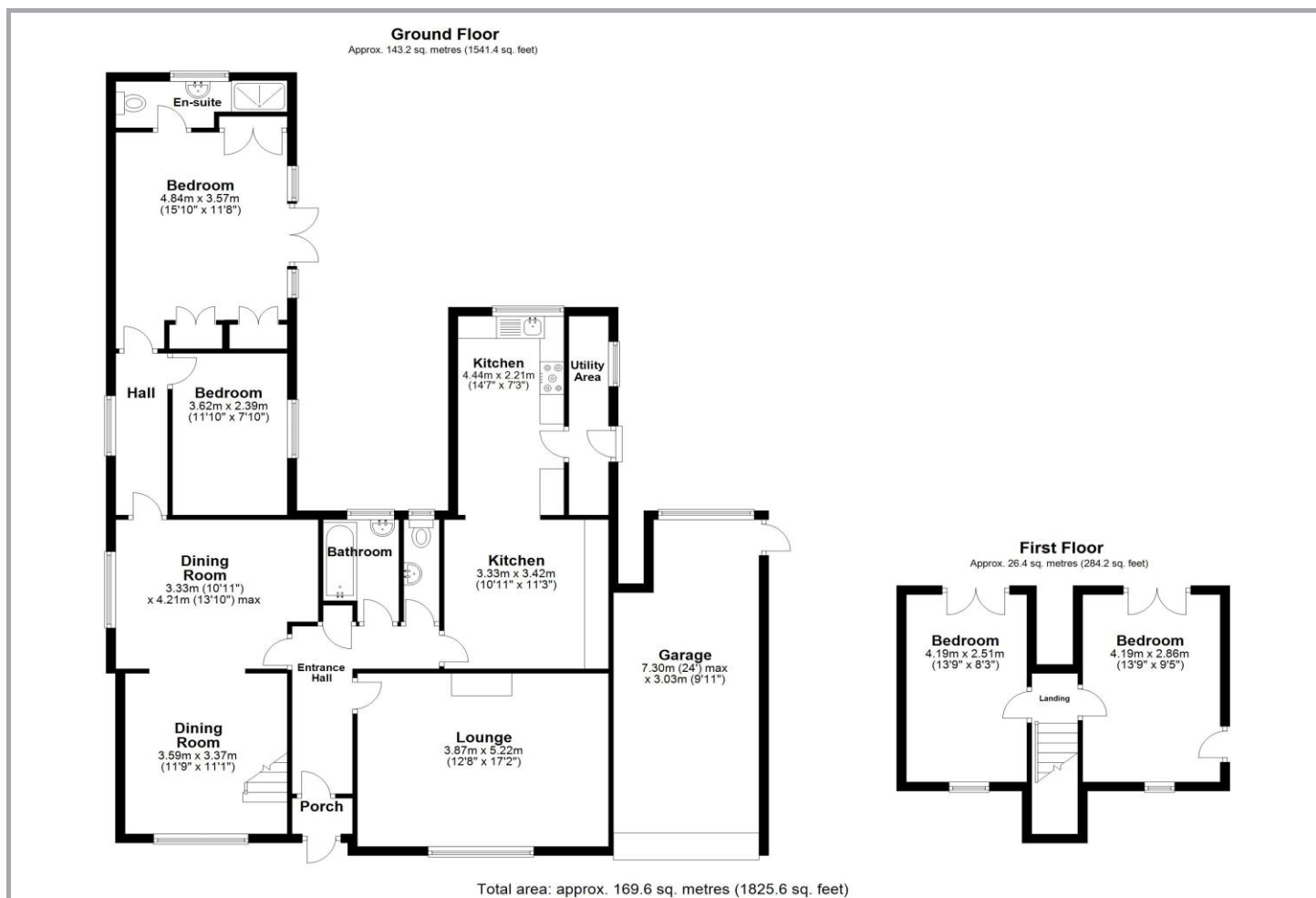
### Cloakroom

Comprising low-level flushing w.c, wall-mounted hand wash basin, part-tiled walls, frosted window to rear elevation and tiled flooring.

### Bathroom

Comprising panel bath with shower over, shower screen, pedestal hand wash basin, heated towel ladder, radiator, fully tiled walls, frosted window to rear elevation and coved ceiling.





**Dining Room Approx 13'10 max 10'11 (4.21m max x 3.59m)**

Window to front and side elevations, radiator, bamboo flooring, covered ceiling, two radiators, stairs to first floor and door to:

enclosed patio, both of which provide a lovely space to sit and enjoy the outside space. Also within the garden is an outside tap, outside courtyard lighting, a greenhouse and two timber sheds.

**Inner Hallway**

Frosted window to side elevation, radiator, covered ceiling and door to:

**Bedroom Approx 11'10 x 7'10 (3.62m x 2.39m)**

Window to side elevation, radiator and covered ceiling.

**Master Bedroom Approx 15'10 x 11'8 (4.84m x 3.57m)**

A light and airy room with French doors opening to the rear decking, glazed panels to either side, double built-in wardrobes, radiator, coved ceiling, part-laminate flooring, built-in linen cupboard, ceiling fan and door to:



**En-Suite**

Comprising fully tiled shower cubicle, vanity sink unit, low-level flushing w.c, heated towel ladder, tiled flooring, fully tiled walls, frosted window to rear elevation, extractor, ceiling down-lighters and panel radiator.

**First Floor Landing**

Doors to:

**Bedroom 13'9 x 9'5 (4.19m x 2.86m)**

Velux window to front elevation, radiator, access to loft and eaves storage.

**Bedroom Approx 13'9 x 8'3 (4.19m x 2.51m)**

Velux window to front elevation, radiator and eaves storage.



**Outside**

To the front of the property a driveway provides off-road parking and access to the single garage. The remainder of the garden is laid to lawn and a side gate provides access into the rear garden.

The generously sized rear garden is private nature, borders onto fields and is mainly laid to lawn and interspersed with mature trees and shrubs. Abutting the rear of the property is a large decked area and



## Energy performance certificate (EPC)

1 Tye Lane  
Willisham  
IP51WGH  
IP6 4SR

Energy rating  
**D**

Valid until: 12 April 2033

Certificate number: 0360-2042-2240-2897-5531

Property type

Detached house

Total floor area

149 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions)  
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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