



DAVID
BURR

Avenue House
Walsham le Willows



Avenue House, The Street, Walsham-le-Willows, Suffolk, IP31 3AZ

Walsham le Willows is a picturesque and historic Suffolk village with local amenities including a pre-school and primary school, St Marys church and Congregational church, butchers, builders' merchant, two public houses, coffee shop and mobile post office. There are numerous clubs and groups including the family sports club, WI, bell ringers, history group, mother and toddler group as well as several annual events. The cathedral town of Bury St Edmunds (12 miles) and Stowmarket (12 miles) have an excellent range of schooling, shopping, recreational and cultural facilities and the latter has a mainline rail link to London Liverpool Street.

An exquisite four-bedroom Grade II Listed detached family house that has undergone significant alterations and improvements over recent years that is now presented to the highest of qualities throughout whilst retaining many notable period features associated with its age. Avenue House has been reconfigured to allow for more free flowing accommodation particularly to the ground floor and is now enhanced by its wonderful social open plan kitchen/dining/sitting area. The remainder of this delightful property is significantly benefitted by its sought-after village location and more notably its impressive grounds that are a genuine delight that creates a wonderful idyllic setting. In all about 0.3 acres.

A superb four-bedroom Grade II Listed detached family house occupying an enviable village location close to all amenities and offering a wonderful idyllic garden.

Entrance door to;

RECEPTION HALL: A superb welcoming room with staircase rising to first floor and having a large fireplace with inset wood burning stove set upon a pamment tiled hearth creating the main focal point of the room. Offering front aspect and having wood flooring. Doors to;

SITTING ROOM: A charming room again with a fireplace having inset wood burning stove set upon a brick hearth and offering bay window to front aspect with built-in seating area. This room has the secondary staircase rising to the first floor.

KITCHEN/DINING/SITTING AREA: A recently reconfigured room cleverly designed into distinctive areas with the kitchen space being fitted with a pantry cupboard and an extensive range of matching base units under part wooden and part granite work preparation surfaces that continue to a designated breakfast bar area. Further integrated appliances include double Belfast style sink with mixer tap, dishwasher, fridge and freezer. Space for Rangemaster cooker in the former fireplace under bressummer beam. Tiled flooring leading through to the designated dining/sitting area having double aspect to front and rear and an external door giving access to the rear grounds.

REAR LOBBY: Having external rear door. Side open lobby with plumbing for washing machine.

SNUG: Located to the rear of the property this wonderful versatile room would lend itself to a multiple of uses if so required. Fireplace having inset wood burning stove set upon a pamment tiled hearth with wooden mantle creates the main focal point of the room. Exposed feature brick wall. This charming room has two Velux windows and concertina doors to the terrace allowing one to enjoy warm summer days and offering the potential for al fresco dining.

SHOWER ROOM: Having newly installed suite fitted with large walk-in shower with part tiled surround, wash hand basin with mixer tap and vanity cupboard, W.C. with encased cistern. Heated towel rail.

First floor (Staircase from reception room)

LANDING: An inviting area with built-in storage cupboard and doors to;

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BEDROOM 1: A delightful substantial room that offers double aspect to the front and rear, having an extensive range of built-in wardrobes. Further door opening to;

EN SUITE: Fitted with a panelled bath having shower over and part tiled surround, pedestal wash hand basin with mixer tap and W.C. Built-in cupboards.

BEDROOM 3: Located in the centre of the property with front aspect and built-in cupboard.

(Staircase from sitting room)

BEDROOM 2: Having front aspect with central exposed timber and staircase leading back to the sitting room.

Second floor

BEDROOM 4: A substantial dual aspect versatile room currently occupied as a studio by the present owners, however would easily revert to a bedroom if so required. High ceiling with exposed timbers and studwork. Wood flooring.

Outside

The property is approached to either side of the property which allows off street parking for a number of vehicles and the house sits side onto The Street. The rear garden has a terrace area immediately abutting the rear of the property which is ideally placed to enjoy warm summer days and entertaining family and friends and in turn is abutted by a **LARGE WORKSHOP** which has power and light connected is triple aspect and would lend itself to a multiple of uses if so required. Adjoining storage area having personnel door and side aspect.

There is a bridge leading over the river to the remainder of the grounds which are a genuine delight and possibly one of the key main selling features of the property. The grounds are believed to measure

approximately 0.3 acres and are predominantly laid to lawn with well-established trees, a mixed fruit orchard, shrubs and flowering borders. The lawn continues away from the property and round to the right where there is a designated chicken coop and well-placed wild garden creating an idyllic setting that encourages a variety of wildlife to the grounds.

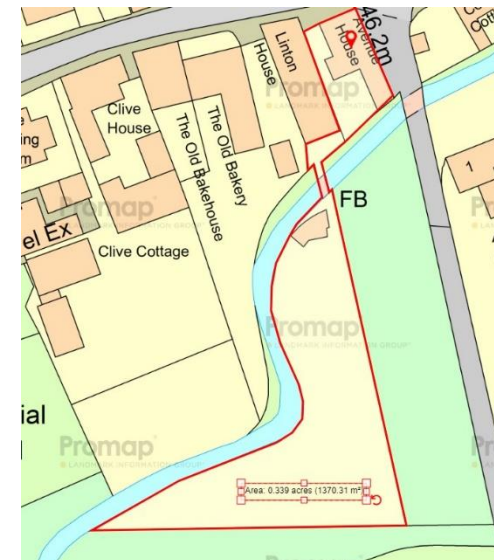
LOCAL AUTHORITY: Mid Suffolk District Council. Band E

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

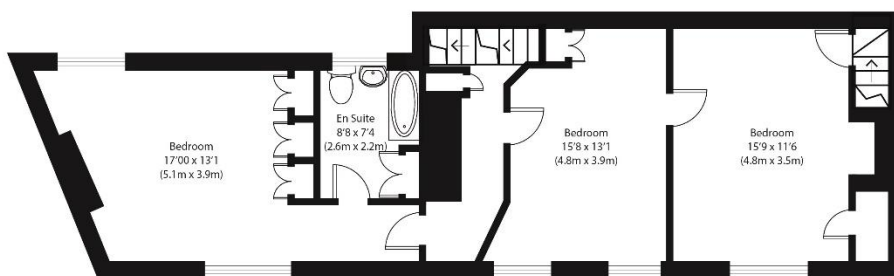
SERVICES: Mains water, drainage and electricity are connected. LPG fired heating to radiators. NOTE: None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

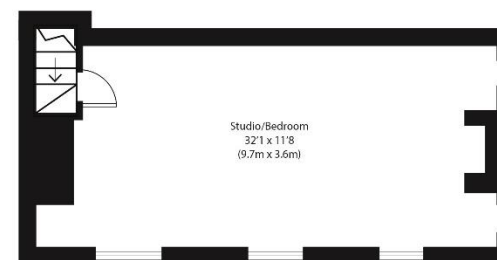
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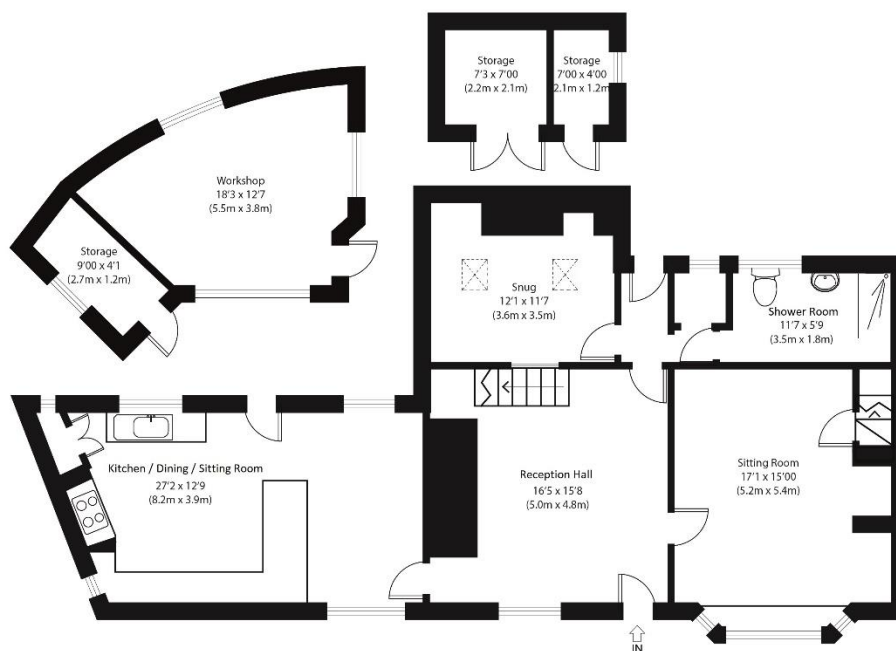
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First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area
 2305 sq ft (Excluding Outbuildings) (214 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your adviser should conduct a careful, independent investigation of the property in respect of necessary valuation. Copyright © www.davidburr.co.uk

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