



Broad Meadow
Walsham Le Willows, Suffolk

**DAVID
BURR**

1 Broad Meadow, Walsham Le Willows, IP31 3DE.

Walsham le Willows boasts charming local amenities including a butcher's shop/store, primary school, church, Sports hall, gym and popular public houses/restaurants. For a more comprehensive range of facilities, Diss (11 miles) offers shopping, cultural, and leisure options, alongside a mainline rail link to London. The bustling market town of Bury St Edmunds is just 12 miles away.

Set on the corner of Broad Meadow, this delightful two-bedroom semi-detached house offers views to countryside to the front, while sitting on the periphery of the highly regarded village of Walsham Le Willows. The property itself features a sitting room, a fitted kitchen/breakfast room with access to the enclosed rear garden, two first-floor bedrooms and a family bathroom. Off-road parking for 2-3 vehicles and a single garage compliment the house.

A two-bedroom semi-detached house enjoying countryside views to the front and situated on the periphery of this highly sought-after village setting. Offered with No Onward Chain.

ENTRANCE HALL: A welcoming area providing access to the sitting room and stairs to the first floor.

SITTING ROOM – 10'1" x 13'6" (3.06m x 4.12m)

A comfortable and well-proportioned reception space with a window to the front aspect. Offers access through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM – 13'3" x 8'1" (4.04m x 2.46m)

Fitted kitchen having match wall and base units under work preparation surfaces that incorporates sink unit with drainer and an electric hob under extractor hood. Large built in storage cupboard and a designated space for a small breakfast area. A door leads directly out to the enclosed rear garden.

FIRST FLOOR

LANDING – 6'3" x 2'11" (1.91m x 0.90m) A landing connecting both bedrooms and the bathroom.

BEDROOM ONE – 10'1" x 12'11" (3.06m x 3.94m)

A generous main bedroom with front aspect and views of open countryside and a built-in storage cupboard.

BEDROOM TWO – 6'8" x 10'1" (2.03m x 3.07m)

Ideal as a child's bedroom, guest room or study, with a window overlooking the rear.

BATHROOM – 6'3" x 5'7" (1.91m x 1.70m)

A three-piece suite comprising a bath with shower over, wash hand basin and WC.

Outside

The enclosed rear garden begins with a patio terrace, with the remainder laid to lawn and bordered by flowering beds. To the front there is a path giving access to the property and to the side there is off-road parking for two to three vehicles in front of a nearby single garage.

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SERVICES: Mains water, electricity and drains. Electric heating.

NOTE: None of these services have been tested by the agent.

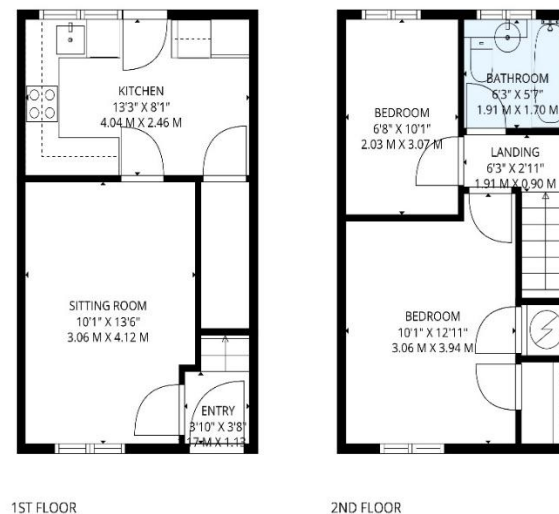
LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band B

EPC RATING: D

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL: 573 sq. ft. 53 m²
1st floor: 290 sq. ft. 27 m², 2nd floor: 283 sq. ft. 26 m²
EXCLUDED AREAS: UNDEFINED: 8 sq. ft. 1 m², WALLS: 35 sq. ft. 5 m²
All measurements are approximate. The floor plans are for information only and are not to be used for any other purpose.



