

oakheart



£350,000

Guide Price

Willow Close, Walsham-Le-Willows



*** GUIDE PRICE £350,000 - £375,000 ***

Situated in the picturesque village of Walsham le Willows, this beautifully presented three-bedroom end terrace house offers the perfect blend of village charm and contemporary living. Renowned for its sense of community, and pretty surroundings, Walsham le Willows is ideally located for those seeking a peaceful rural lifestyle while remaining within reach of Bury St Edmunds and major transport links.

The accommodation begins with a welcoming entrance hall that sets the tone for the rest of the home, finished to a high standard throughout. Off the

hallway is a useful ground floor cloakroom, ideal for guests. To the front of the house is a well-proportioned living room, finished with elegant oak flooring and a large front window that fills the space with natural light. French doors lead through to a stylish kitchen/diner at the rear—an ideal hub for modern family living and entertaining. This spacious area features a range of contemporary units and comes complete with integrated appliances including a washing machine, dishwasher, and fridge/freezer. French doors open directly onto the garden, enhancing the connection between indoor and outdoor living.

Upstairs on the first floor are two generous double bedrooms, both featuring built-in wardrobes for practical storage. A stylish family bathroom serves this

floor, while the landing benefits from a side-facing window that draws in natural light and a staircase leading to the second floor.

The top floor is home to the principal bedroom — a spacious and tranquil retreat with a window to the front and a skylight to the rear that floods the space with light. A door leads into a stylish en-suite shower room, completing this impressive private suite.

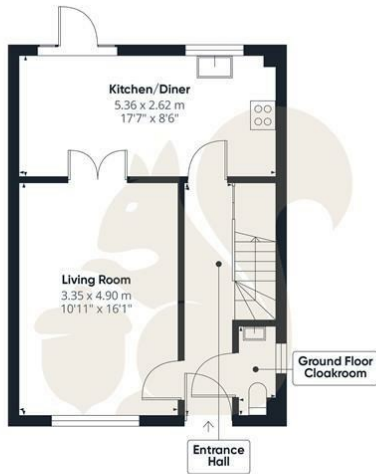
Externally, the property enjoys beautifully maintained gardens to the front and rear. A garage sits to the side, with driveway parking in front for added convenience.



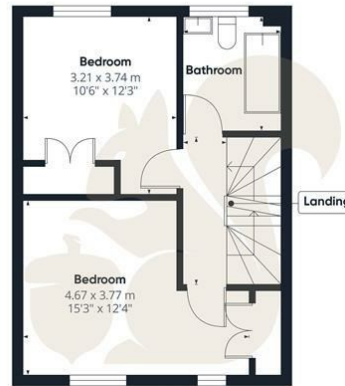




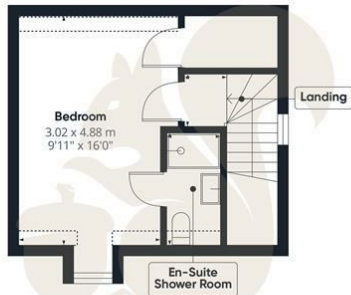




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

113.2 m²

1218 ft²

Reduced headroom

2 m²

21 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds

01284 331077

bury@oakheart.co.uk

8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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