



£300,000

Guide Price

Willow Close, Walsham-Le-Willows



*** GUIDE PRICE £300,000 - £325,000 ***

Located within the popular village of Walsham Le Willows, Willow Close enjoys a peaceful residential setting, surrounded by attractive countryside and village charm, while remaining conveniently positioned for travel to Bury St Edmunds and the wider road network.

Approached via an attractive frontage, this well-presented three double bedroom terraced home is ideal for families, professionals or those seeking flexible living space. You enter into a welcoming hallway, with a convenient cloakroom immediately to the right. To the left is a bright and comfortable living room, featuring a window to the front and French doors opening through to the kitchen/diner, creating an excellent flow

for everyday living and entertaining.

The kitchen/diner spans the full width of the rear of the property and provides ample space for a dining table. It is fitted with a range of wall and base units, worktop space, a window overlooking the garden and doors opening directly outside.

Returning to the hallway, stairs rise to the first floor landing where doors lead to two double bedrooms, both benefitting from built-in wardrobes. The front bedroom enjoys two windows, while the rear bedroom overlooks the garden and is currently used as a home office. A bright and airy family bathroom serves this floor.

A further staircase leads to the second floor, where you will find an impressive principal

bedroom with dual aspect windows, a built-in storage cupboard and a private en-suite shower room.

Externally, the property boasts an attractive rear garden with a generous decking area, ideal for outdoor dining, along with a rear access gate leading to the garage en bloc. The garage provides secure parking or additional storage, with a dedicated parking space directly in front.

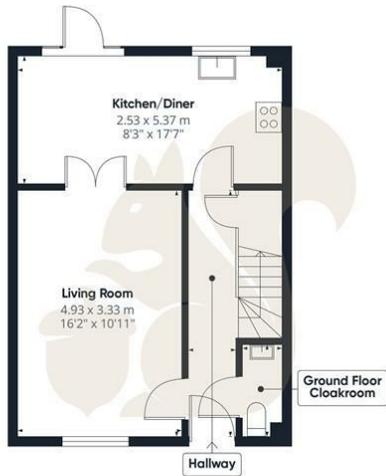
Positioned within a desirable village setting, this beautifully presented and versatile home delivers generous space, modern comfort and everyday practicality.



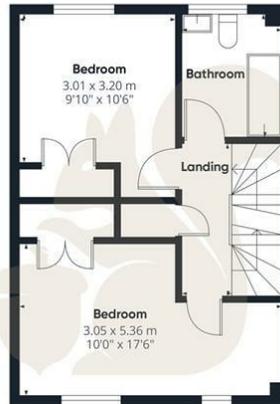








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

114.5 m²
1235 ft²

Reduced headroom

1.9 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.

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Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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