



**The Street, Walsham-Le-Willows**

**Sheridans**







## The Street, Walsham-Le-Willows IP31 3AA

Guide Price £307,500

Picturesque three bedroomed cottage providing deceptive accommodation in the heart of the pretty village of Walsham Le Willows.

Listed Grade II as being of specific architectural or historical importance, this charming period cottage is built of traditional timber frame construction beneath a thatched roof (re-thatched 2019).

The cottage provides comfortable accommodation displaying a wealth of original characteristics including exposed timbers and period fireplaces. The charming accommodation currently in brief comprises; entrance hall, timbered sitting room with fireplace and wood burning stove, dining room, kitchen/breakfast room with under-floor heating, pantry/utility area and ground floor shower room. There is a small cellar is accessed through a hatch in the sitting room.

On the first floor are three bedrooms (two of which have built in wardrobe cupboards). The property is offered with no onward chain and is available for a quick completion if desired.

### Outside

To the front of the cottage is an area of garden stocked with an abundance of flowering plants and shrubs. A driveway provides off road vehicle parking for at least two cars and gated access leads to a part walled garden, laid mostly to lawn with flower beds maturing trees and watertight timber garden store.

### Location

White House is situated in the heart of the village and within a stones throw of the local amenities including; a well regarded primary school, two public houses, excellent combined butcher and village shop, Clarkes of Walsham building and agricultural merchants, village hall and bowling green. Walsham Le Willows is situated about 12 miles to the north east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, thriving sports club, cultural and recreational facilities. Convenient access is gained to Stowmarket and Diss, both of which provide a main line rail link to London Liverpool Street Station.

- Sitting room with wood burning stove
- Dining room
- Kitchen breakfast room, pantry/utility
- Three bedrooms
- Shower room, cellar
- Original features
- No onward chain
- Grade II listed
- Gardens and off road parking
- Village centre setting

### Directions

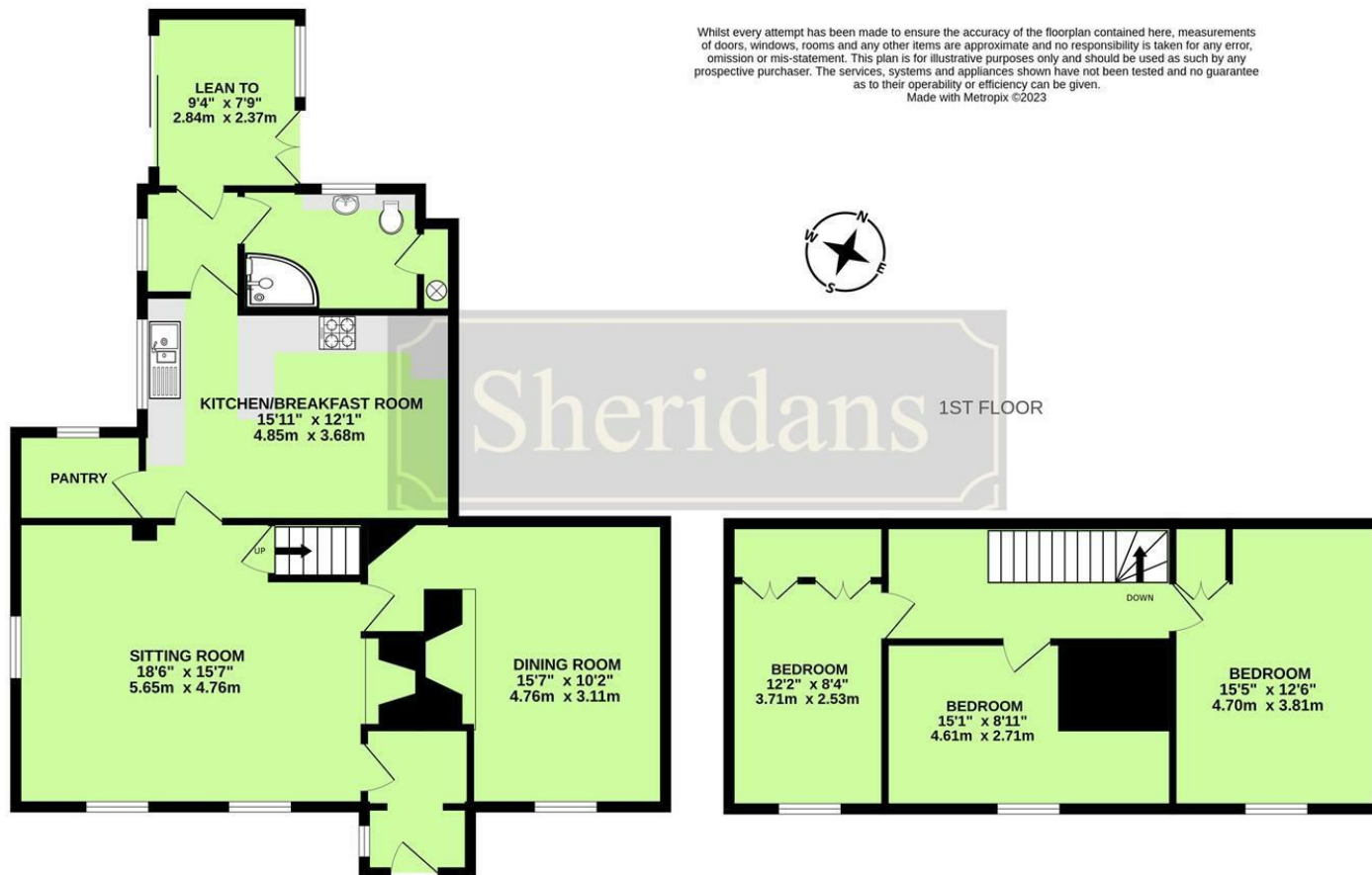
When entering the village along The Street from the direction of Bury St Edmunds/Ixworth the cottage will be found on the left-hand side

### Services/notes

Mains electricity, water and drainage. Electric storage heating. Under-floor heating in the kitchen. Council tax band E. Grade II listed. No onward chain



## GROUND FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

### Sheridans Estate Agents

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