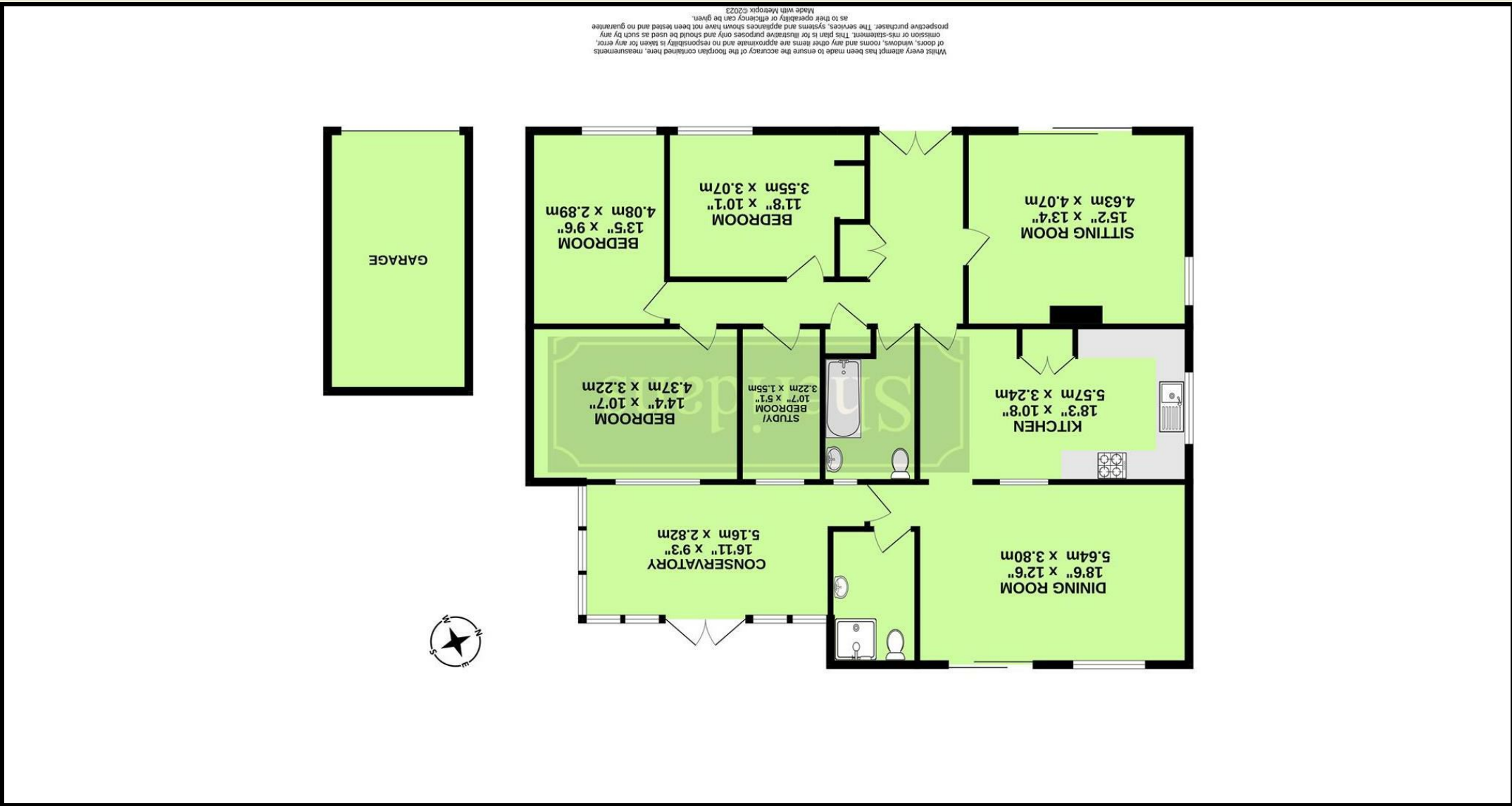




Wattisfield Road, Walsham-Le-Willows



SOLD



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.

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## Wattisfield Road, Walsham-Le-Willows IP31 3BD

Guide Price £395,000

Nestled in the heart of the charming and sought-after village of Washam le Willows, The Hermitage is a detached bungalow. With an array of spacious living areas and room for further improvement and modernisation, this property presents an opportunity to create your ideal living space.

Upon entering The Hermitage, you are greeted by a welcoming hallway that sets the tone for the home's warm and inviting atmosphere. There is a well-appointed kitchen, while two generously sized reception rooms offer versatile options for relaxation and entertainment.

The accommodation comprises three/four bedrooms, giving you flexibility to craft the home that suits your needs. The family bathroom and a convenient utility/shower room add to the functional aspects of this property. Enjoy year-round views of the mature garden from the airy conservatory, a tranquil space to unwind and connect with nature.

There is an outdoor swimming pool, perfect for leisurely summer days. Additionally, the outbuildings, equipped with electricity, offer a versatile space for various uses.

The Hermitage also comes complete with a single garage and a driveway, providing ample parking for your convenience. This well-maintained property offers substantial scope for improvement and updating, making it

the perfect canvas to bring your vision of the ideal home to life.

**Outside**  
The property boasts a large and private rear garden, fully enclosed and featuring a variety of outbuildings with electric. A generous patio area surrounds the sparkling swimming pool, which is efficiently heated by an air source heat pump powered by the south-east-facing solar panels on the property. A mature garden, further patio area, and a pond add to the appeal of the outdoor space. Other notable features include an oil tank and an outside tap, with convenient access to both sides of the property. The Hermitage offers a unique combination of comfort, flexibility, and outdoor leisure, making it a truly exceptional property in the heart of Walsham Le Willows. This attractive bungalow presents an ideal opportunity for a new owner to enjoy the rural charm and modern amenities this home has to offer.

**Location**  
The Hermitage is located in the charming village of Walsham Le Willows, positioned approximately 11 miles equidistant from the historic towns of Bury St Edmunds and Diss. This picturesque village offers a range of local amenities, including shops, a post office, butchers, a church, welcoming pubs, and a vibrant local community.

- Detached bungalow
- No onward chain
- Two reception rooms
- Three to four bedrooms
- Utility room/ shower room
- Conservatory
- Flexible accommodation
- Outdoor swimming pool
- Driveway and single garage
- Scope for improvement and updating

**Directions**  
From Bury St Edmunds, proceed on the A143 towards Diss. At Ixworth turn right signposted Walsham Le Willows. Upon entering Walsham Le Willows proceed along the high street and turn left into Wattisfield Road, where the property will be found on the right-hand side.

**Services**  
Oil fired heating system. Main services connected. Council tax band E. EPC Rating: D.

No onward chain.

