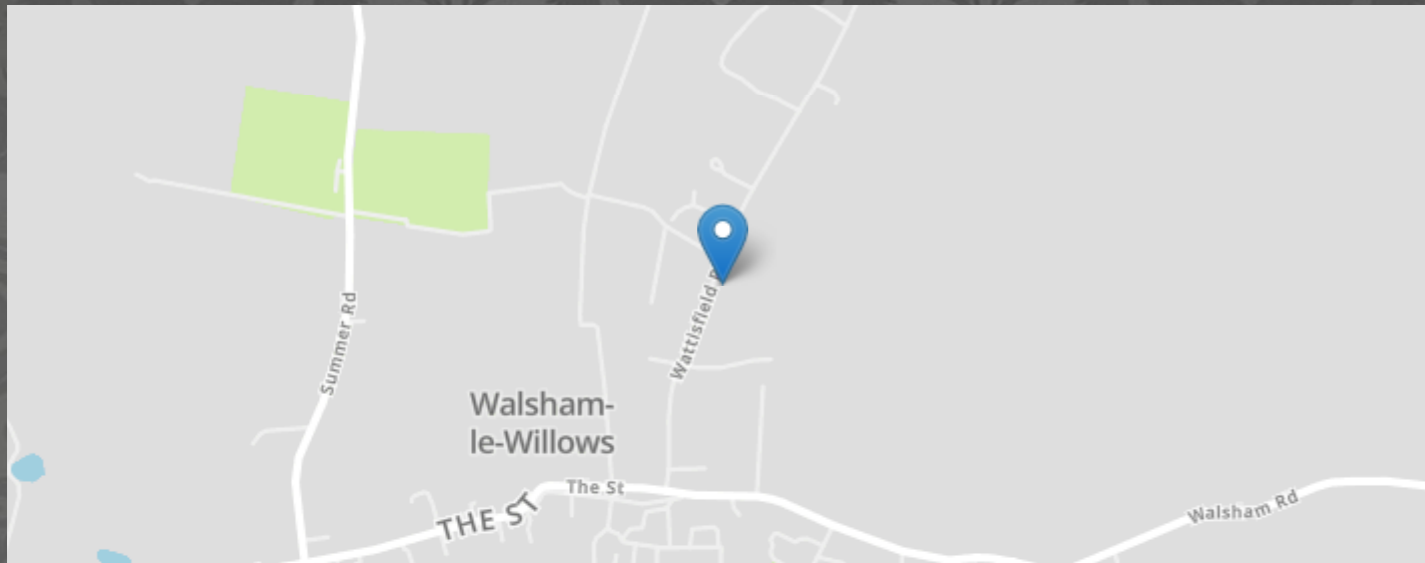


Wattisfield Road, Walsham-le-Willows, Bury St Edmunds



MARKS & MANN



- FIVE BEDROOM SEMI DETACHED EXTENDED FAMILY HOME
- ROUGHLY 100FT SOUTH EAST FACING REAR GARDEN
- GROUND FLOOR SHOWER & FIRST FLOOR FAMILY BATHROOM
- THREE RECEPTION ROOMS
- 30FT KITCHEN/DINING/LIVING AREA
- 22FT BEDROOM ONE WITH EN-SUITE BATHROOM
- AMPLE DRIVEWAY PROVIDING OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

### Wattisfield Road, Walsham-le-Willows, Bury St Edmunds

FIVE BEDROOM SEMI-DETACHED FAMILY HOME. This property boasts a unique design with a largely modern, open-planned ground floor perfect for entertaining guests and day to day living, while having two completely separate first floors, one laid out as a Master suite comprised of a large bedroom and ensuite, the other houses the remaining 4 bedrooms and first floor bathroom. Externally this property has a lot to offer, from its sizable driveway to the South East facing rear garden separated into a patio area and lawned area separated by a picket fence. Located in the rural village of Walsham Le Willows, it is just a 25 minute drive to both Stowmarket and Bury st Edmunds, the village itself does contain the necessary amenities including clothes shops, pubs and a local school.

**£450,000 Offers in Excess of**

## Wattisfield Road, Walsham-le-Willows, Bury St Edmunds

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### Porch

Skimmed ceiling, overhead lighting, radiator and tiled flooring.

### Ground Floor Shower Room

1.74m x 1.54m (5' 9" x 5' 1")  
Three piece shower room with Skimmed ceiling, overhead lighting front aspect UPVC double glazed obscured window, heated towel rack and tiled flooring.

### Hallway

Skimmed ceiling, wall lighting, side aspect UPVC double glazed window, stairs leading to first floor, radiator and tiled flooring.

### Living Room

4.13m x 3.65m (13' 7" x 12' 0")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed sash window, fireplace, radiator and wooden flooring.

### Dining Area

5.74m x 3.02m (18' 10" x 9' 11")  
Skimmed ceiling, spotlighting, fireplace, radiator, side aspect UPVC double glazed window and wood effect tiled flooring.

### Kitchen/Lounge Area

8.92m x 6.79m (29' 3" x 22' 3")  
Kitchen:  
Skimmed ceiling, spotlighting, overhead lighting, skylights, rear aspect UPVC double glazed window, radiator and tiled flooring. Kitchen consists of a range of base and eye level units with a wooden countertop, integrated sink drainer, oven, electric hob, refrigerated draws and dishwasher.

Lounge area:  
Skimmed ceiling, wall lighting, side aspect UPVC double glazed window, rear aspect UPVC double glazed French doors, radiator, tiled flooring and stairs leading to Bedroom One.

### Utility Room

2.64m x 2.27m (8' 8" x 7' 5")  
Skimmed ceiling, overhead lighting, rear aspect wooden window and door, radiator, cupboard and tiled flooring. space for fridge freezer, washing machine and tumble dryer.

### Converted Garage

4.78m x 2.61m (15' 8" x 8' 7")  
Skimmed ceiling, overhead lighting, radiator and carpeted flooring.

### Bedroom One

6.79m x 3.93m (22' 3" x 12' 11")  
Vaulted skimmed ceiling, overhead lighting, rear aspect double glazed window, side aspect skylight, radiator, eaves storage, fitted wardrobe and wooden flooring.

### En-Suite

Three piece shower room with skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, heated towel rack and tiled flooring.

### Landing

Skimmed ceiling, wall lighting, loft hatch with drop down ladder, side aspect UPVC double glazed window and carpeted flooring.

### Bedroom Two

3.71m x 3.38m (12' 2" x 11' 1")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed sash window, fireplace, radiator, built in wardrobe and carpeted flooring.

### Bedroom Three

3.24m x 3.00m (10' 8" x 9' 10")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator, built in wardrobe, airing cupboard and carpeted flooring.

### Bedroom Four

2.26m x 2.10m (7' 5" x 6' 11")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed sash window, radiator and carpeted flooring.

### Bedroom Five

2.82m x 2.32m (9' 3" x 7' 7")  
Vaulted skimmed ceiling, wall lighting, side aspect UPVC double glazed window, radiator and carpeted flooring.

### First Floor Bathroom

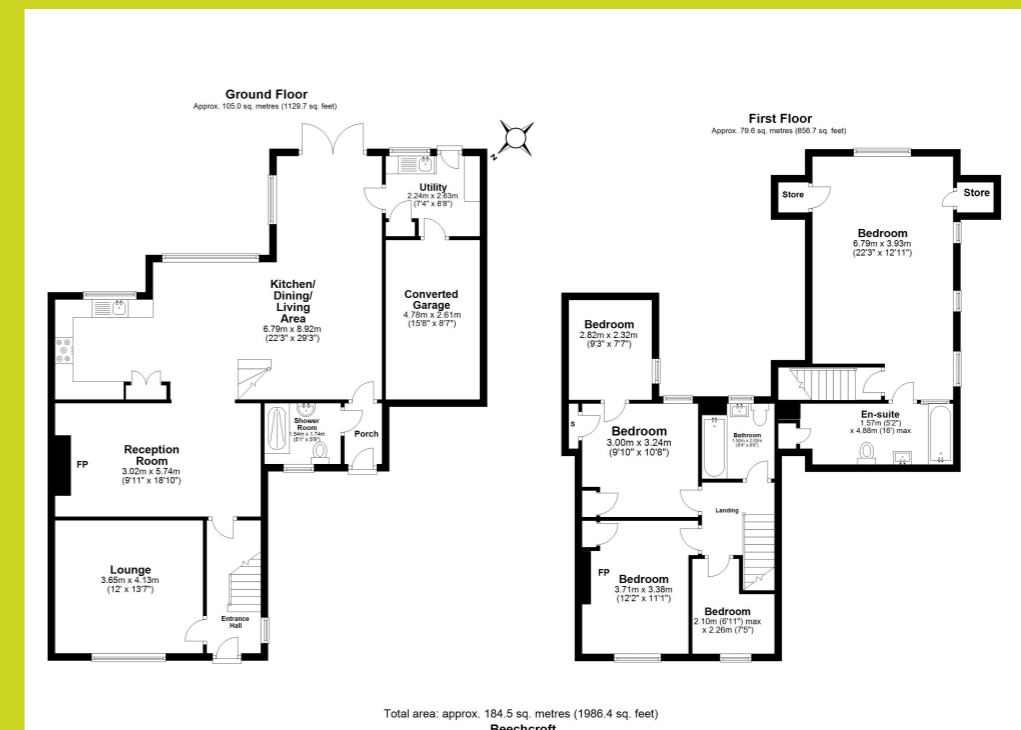
2.02m x 1.92m (6' 8" x 6' 4")  
Three piece bathroom (bath, shower and hand basin) with skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, floor to ceiling tiling, under sink storage and tiled flooring.

### Rear Garden

Roughly 100ft South East facing garden with a large patio area, covered storage area, oil tank, a picket fence separates the patio and lawned sections of the garden.

### Driveway

Split into two sections there is a concrete drive leading from the entrance to the driveway to the converted garage with space for a minimum of four cars. To the left there is a further two to three car stoned area with the main entrance to the property.



The above floor plans are not to scale and are shown for indication purposes only.

