



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

36 Elm Drive, Walsham-Le-Willows,  
Bury St. Edmunds, IP31 3FG

Offers In Excess Of  
£325,000

*A stylish and very well maintained village home offering surprisingly spacious accommodation.*

FEELS LIKE HOME - This attractively presented village home has been much improved by the present owners and offers well planned accommodation with private rear gardens, a garage and parking.

The property, which was built by Hopkins Homes, occupies a very pleasant setting, close to open countryside yet within easy reach of all local amenities.

Walsham Le Willows is a very historic and pretty village boasting a butchers/store, primary school, Church and popular public houses/restaurants. A more comprehensive range of shopping, cultural and leisure facilities can be found in Diss (11 miles) which has a mainline rail link to London and the much larger market town of Bury St Edmunds (12 miles)

- Beautifully presented village home
- Thoughtfully restyled and improved
- Hall, cloakroom, dual aspect sitting room
- Refitted kitchen/dining room, utility area
- Master bedroom with en suite shower
- 2 further bedrooms, family bathroom
- Oil fired central heating, sealed unit glazing
- Enclosed gardens single garage and parking



Sometimes you step inside a property and you instantly feel relaxed and that is certainly the case with this much-improved home. The house is understood to have been built in 2012 by the highly regarded Hopkins Homes. The house has traditional styling with good ceiling heights and lots of natural light, there is sealed unit glazing and oil fired central heating.

On the ground floor: The entrance hall, with cloakroom off, leads into the kitchen and sitting room. The sitting room is a spacious dual aspect room with a glazed door leading into the gardens.

The kitchen/diner was refitted around a year ago and provides ample cupboards and worktop surfaces. There is an integrated double oven, hob, cooker hood, dishwasher and fridge freezer. There is ample space for a dining table and a useful utility area /boot room with an integrated washing machine and a further door to the outside.

On the first floor: A spacious landing gives access to the stylish bathroom and all 3 bedrooms. The master bedroom benefits from a smart en-suite shower room.

#### Outside

The gardens to the front of the house are laid mainly to lawn. There is a single garage en bloc and an allocated parking space, just a few steps away from the front door. The rear gardens enjoy a sunny aspect and afford an excellent degree of privacy and seclusion. There is a rear pedestrian access, raised flower and shrub borders and a new sheltered patio area - the perfect spot for alfresco dining and relaxing with a glass of wine at the end of the day.

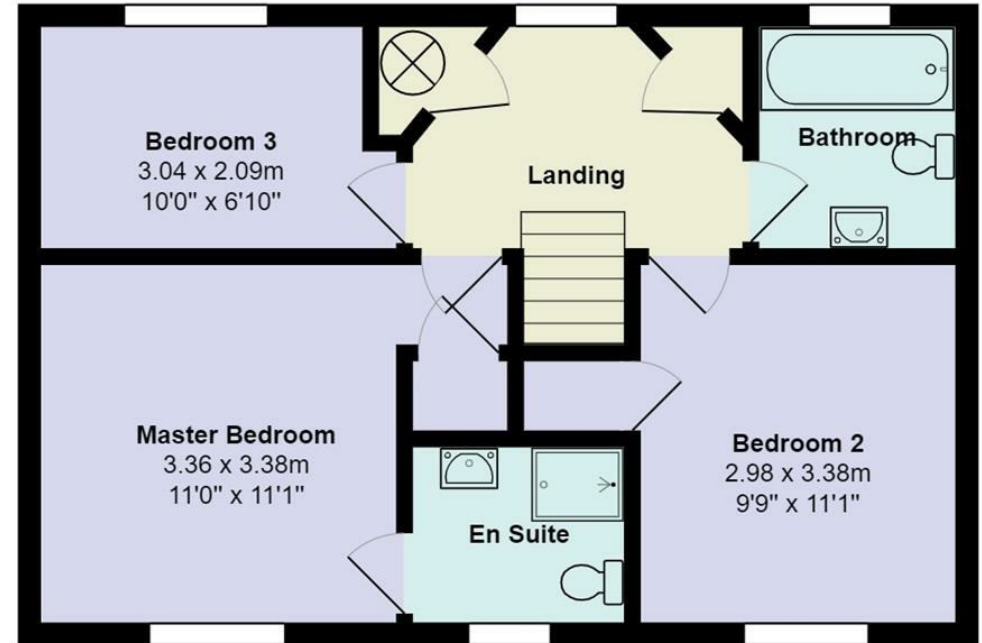
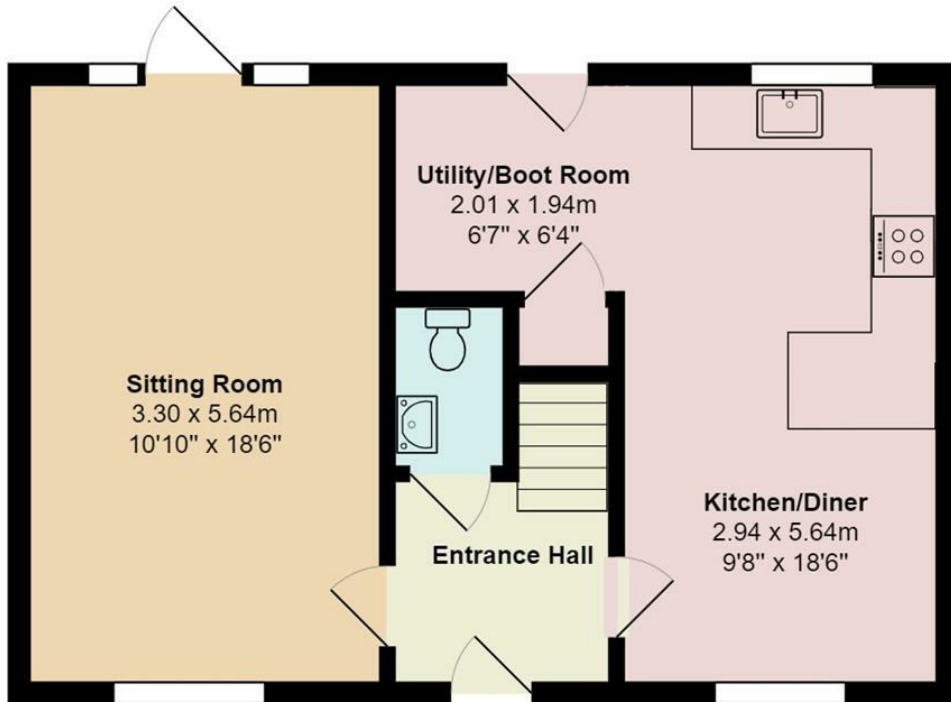
COUNCIL TAX - BAND D

ENERGY PERFORMANCE RATING - C

#### Directions

On reaching Walsham Le Willows, continue along The Street, pass the entrance to Clarkes of Walsham and then turn right into Elm Drive. Head towards the top of the road when the house will be found on the left-hand side.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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