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Tye Lane, Willisham, Ipswich, Suffolk,
IP8 4SR

Guide Price £350,000 to £375,000

Palmer & Partners

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- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- 22ft Lounge/Dining Room
- Conservatory
- Two Garages
- Ample Off-Road Parking to Front
- Rear Garden in Excess of 100ft (STS)
- Oil-Fired Central Heating



Tucked away down a quiet lane in the heart of the sought-after village of Willisham lies this two-bedroom detached bungalow which was formerly a three-bedroom and now has a large master bedroom with en-suite shower room. The nicely presented bungalow is being sold with no onward chain, comes with off-road parking to the front for four cars, two garages with one being used as a workshop, and a double-width rear garden in excess of 100ft (subject to survey). As agents, we recommend the earliest possible internal viewing to appreciate the

quality of accommodation on offer which comprises entrance hall, master bedroom with en-suite shower room, a further double bedroom, bathroom, kitchen, 22ft lounge / dining room, and a conservatory.

The village of Willisham is situated approximately 10 miles north of Ipswich and 5 miles south of Stowmarket. The village is surrounded by beautiful countryside and is home to several historic buildings and landmarks one of the most notable landmarks being St. Mary's Church which

dates back to the 14th century. The church is a Grade I listed building and is known for its impressive architecture and stunning stained-glass windows. Willisham has a rich history that dates back to the Anglo-Saxon period and has grown and developed over the years whilst retaining its rural charm and character. The village has several walking and cycling routes in the surrounding countryside, which offer stunning views of the Suffolk landscape so, whether you are looking for a quiet retreat or an active holiday, Willisham is the perfect destination. The

neighbouring villages of Barking and Offton have pubs and Willisham is just approximately three miles to Needham Market which offers a range of pubs, shops and has a Post Office.

Outside – Front: The bungalow is set back from the road with a large frontage incorporating a laid to lawn garden with shrubs and mature hedging, and off-road parking for four cars in front of the garage. A gate to the side provides access to the rear garden and there is a recessed porch.



Garage: 17'2" x 8'6" (5.23m x 2.6m)
Up and over door, pedestrian door opening out to the rear garden, window to the rear aspect, power and light is connected.

Entrance Hall: Radiator, loft access, and doors to the bedrooms, bathroom, kitchen and lounge / dining room.

Master Bedroom: 15'7" x 10'9" (4.75m x 3.28m) Window to the front aspect, radiator, built-in bedroom furniture, and door through to:

En-Suite Shower Room: 10'9" x 6'9" (3.28m x 2.06m) A four-piece suite comprising shower enclosure, bidet, low-level WC and pedestal

hand wash basin; with a radiator, part tiled walls, tiled floor, and window to the rear aspect.

Bedroom Two: 10'1" x 8'8" (3.07m x 2.64m) Window to the front aspect and radiator.

Bathroom: A three-piece suite comprising corner bath, low-level WC and pedestal hand wash basin; with a radiator, part tiled walls, tiled floor, airing cupboard, and opaque window to the rear aspect.

Kitchen: 9'10" x 9'10" (3m x 3m) Fitted with an extensive range of matching eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks,

integrated double oven and electric hob with extractor hood over, space for a washing machine and undercounter fridge, floor mounted oil-fired boiler, and window to the rear aspect.

Lounge / Dining Room: 22'9" x 11'11" (6.93m x 3.63m) Window to the front aspect, brick fireplace with inset wood burner, two radiators, and sliding patio door opening through to:

Conservatory: 11'8" x 7'10" (3.56m x 2.4m) Window surround, tiled floor, and three sets of doors opening out to the rear garden.

Outside – Rear: The double-width garden is in excess of 100ft (subject

to survey) with a large patio seating area leading out from the conservatory with a path from the house to the rear of the garden where there is a potting shed and greenhouse. The private and non-overlooked garden is predominantly laid to lawn with shrubs, flowerbeds, established trees and mature hedging, vegetable patches, fishpond, and door to both garages. Within the garden is detached garage which has an up and over door and is currently being used as a workshop. The oil tank is located in the side return.

Ground Floor

Approx. 111.2 sq. metres (1196.8 sq. feet)



Total area: approx. 111.2 sq. metres (1196.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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