



9 Tye Lane
Willisham, Suffolk

**DAVID
BURR**



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

Willisham is a small village, lying seven miles to the north-west of the county town of Ipswich with its range of shops, facilities and commuter links including the mainline station, A14 and A12 trunk roads. The village is located in a picturesque setting with the River Gipping lying four miles to the west. The small parish village has been present since the 11th century and was included in the Domesday Book. The village is home to St. Mary's Church which was constructed in 1878 on the site of the previous church. The nearby village of Somersham benefits from a village shop, church, public house, primary school, tennis club and garage.

A three bedroom (one en-suite) detached property that has been significantly enhanced by the current owners and enjoys an attractive setting on the outskirts of the village of Willisham. The property has benefitted from refurbishment and re-decoration during the current owner's tenure including replacement triple glazed windows. Offering an accommodation schedule of approximately 1,200sq ft the property is arranged via two distinctive reception rooms. Further benefits to the property include a detached garage and electric car charging point, ample private parking via a driveway and additional space and private rear garden with far reaching views over the countryside beyond.

A beautifully presented three bedroom (one en-suite) detached property enjoying an attractive with far reaching south facing views across open countryside to the rear. Further benefits to the property include a detached garage, driveway parking and rear gardens.

Covered porch with front entrance door opening to:

ENTRANCE HALL: With large storage cupboard, coving, radiator, staircase to first floor and doors to:

SITTING ROOM: 16' 3" x 10' 7" (4.97m x 3.27m) Affording a dual aspect with window to front and french doors to rear opening to gardens beyond. The focal point of the room is a central fireplace with marble hearth, decorative inset and wooden surround, coving.

DINING ROOM: 12' 6" x 8' 8" (3.85m x 2.67m) Enjoying a direct link to the kitchen and an attractive aspect across the rear gardens and the views beyond.

KITCHEN: 16' 3" x 9' 8" (4.96m x 3.01m) Fitted with an extensive range of matching base units and wall mounted cupboards and matching drawers throughout with solid wooden preparation surfaces and upstands

above. Franke sink unit with drainer and mixer tap over. Integrated appliances include a Neff oven with Neff induction hob with stainless steel splashback and extractor hood over. Further space and plumbing for appliances. Oil fired Grant boiler, tiled flooring, window to rear with views over the garden.

UTILITY ROOM: 7' 2" x 4' 9" (2.18m x 1.52m) Space and plumbing for washing machine and tumble dryer. Further storage cupboards and worktop with inset Franke sink and drainer, tiled splashback and floor tiling. Door to driveway.

CLOAKROOM: Fitted with close coupled WC, wash hand basin, window to side and heated towel rail.

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First floor

LANDING: Staircase with glass balustrade, window to front. Hatch to loft. Deep storage cupboard and additional double storage cupboard with louvre doors. Skylight window to front.

BEDROOM 1: 11' 0" x 10' 7" (3.38m x 3.27m) With window range to rear affording an southerly aspect across the rear gardens and countryside beyond, ceiling fan and light, door to:

EN-SUITE SHOWER ROOM: 5' 7" x 4' 9" (1.73m x 1.48m) Fitted with close coupled WC, pedestal wash hand basin and fully tiled separately screened shower with wall mounted attachment, heated towel rail, Window to side.

BEDROOM 2: 12' 6" x 8' 9" (3.85m x 2.72m) With casement window range to rear extensive views over the countryside beyond. radiator.

BEDROOM 3: 11' 4" x 10' 0" (3.47m max x 3.05m max) With casement window range to rear extensive views over the countryside beyond. Ceiling fan and light and radiator.

FAMILY BATHROOM: 6' 2" x 6' 2" (1.88m x 1.88m) Fitted with a suite comprising panel bath with shower screen and shower attachment over, pedestal wash basin and close coupled WC. Window to side.

Outside

Situated on a small, well-planned development on a private road. The property has an attractive setting The property benefits from a driveway to the side for two vehicles leading up to the garage as well as having space opposite for an additional vehicle. Electric car charging point and exterior lighting. Gate to rear garden:

GARAGE: With double doors to front, light and power connected, window to rear, ample loft storage.

The gardens have been landscaped in recent years with a large Indian sandstone paved terrace with a single expansive lawn beyond. The gardens benefit from a number large **WORKSHOP:** (7.15m x 2.27m) Power and light connected, two windows to front and an additional garden shed. There are a number of mature trees set to the rear of the plot with border hedging, a decked area to the rear with fantastic views over the countryside beyond.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

EPC RATING: C. A copy of the energy performance certificate is available on request.

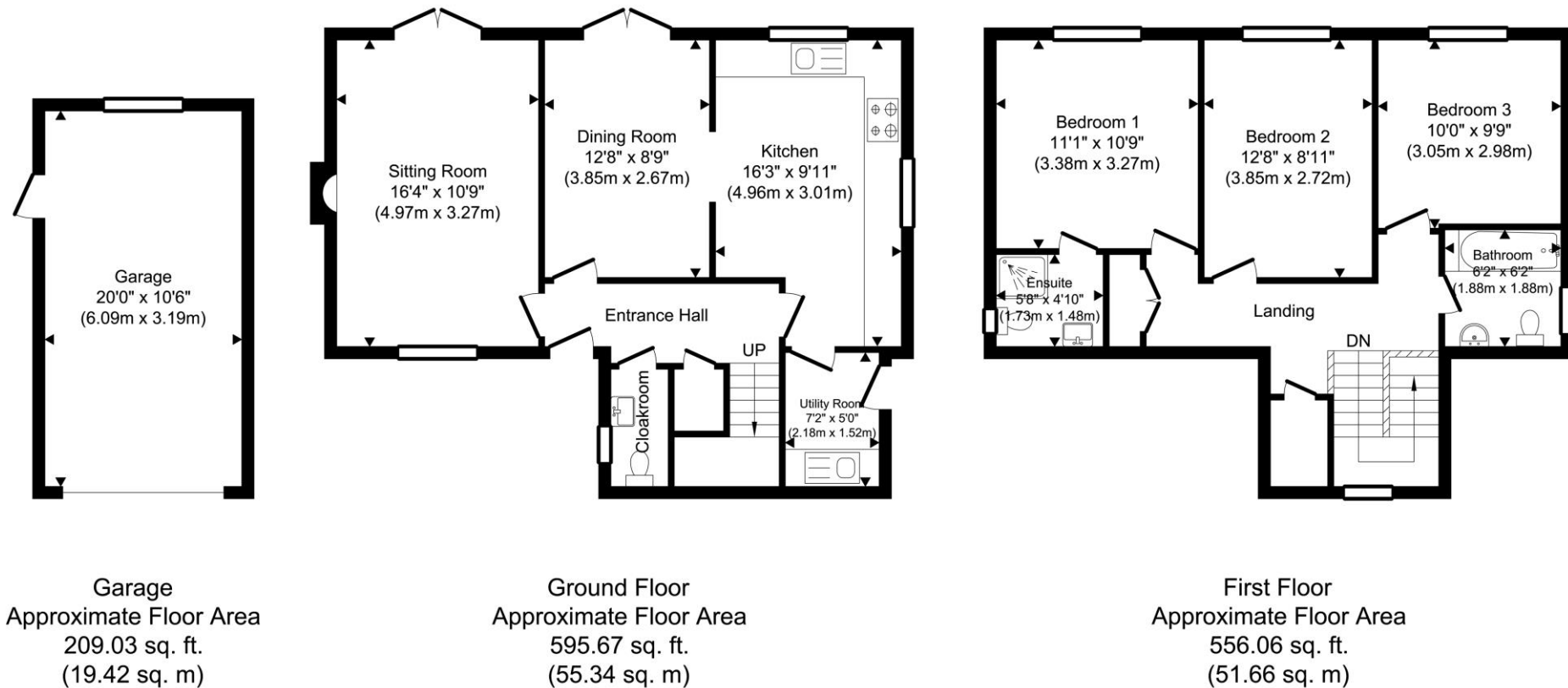
WHAT3WORDS: revival.volcano.direction

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LOCAL AUTHORITY: Babergh & Mid Suffolk, Endeavour House, 8 Russell Rd, Ipswich, IP1 2BX. **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1360.77 SQ.FT. (126.42 SQ.M.)
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