



Rookery Lane, Walsham-Le-Willows

Sheridans



Rookery Lane, Walsham-Le-Willows IP31 3BD

Guide Price £600,000

A spacious individual family home enjoying a no through lane setting in popular village location. In all about half an acre (s.t.s)

Built approximately 35 years ago of traditional brick construction with rend elevations beneath a tiled roof, this individual detached family home provides a deceptive level of much improved accommodation complemented by fabulous grounds of around half an acre (s.t.s) providing a good degree of privacy, a quiet lane setting and very popular and picturesque village setting.

The accommodation is arranged over two floors and currently in brief comprises; entrance door opens to an entrance porch with door leading to a cloakroom and entrance hall. The entrance hall has an airing cupboard, stairs off to first floor and door to a study which has a window to side. The sitting room is a comfortable reception with oriel window to front, further duel aspect Windows and fireplace with stove.

The kitchen breakfast room is well equipped and fitted with an extensive range of units complemented by built in appliances and space for range oven. French doors open to a separate dining room with window to side and glass doors to a large conservatory enjoying views of the gardens. A glass walkway leads to the garaging, a gym and a separate utility room which completes the ground floor accommodation.

On the first floor is a landing with plenty of built in cupboard space, four comfortable bedrooms, one en-suite bathroom

and two with built in wardrobes and a family bathroom all completes the first floor accommodation.

Outside

Rose Cottage is approached through a pair of five bar gates opening to a gravel driveway providing extensive vehicle parking, turning space and access to the adjoining garaging. The gardens are a superb feature providing the occupants with a good degree of privacy whilst enjoying a southerly aspect. The gardens are mostly laid to lawn and to the rear of the house is a superb landscaped terrace creating a wondrous area for outdoor dining with purpose built pizza oven, barbeque and covered seating area. There are water features, a timber garden stores and summer house in all about half an acre (subject to survey).

Location

The property enjoys a secluded setting towards the end of a quiet no through lane located within a stones throw of the village centre and the local facilities provided including a well regarded primary school, butchers, builders merchants, parish church and two public houses. Walsham Le Willows is situated approximately 12 miles to the north east of Bury St Edmunds and provides convenient access to the A143 to the market town of Diss with its main line rail link to London.

Directions

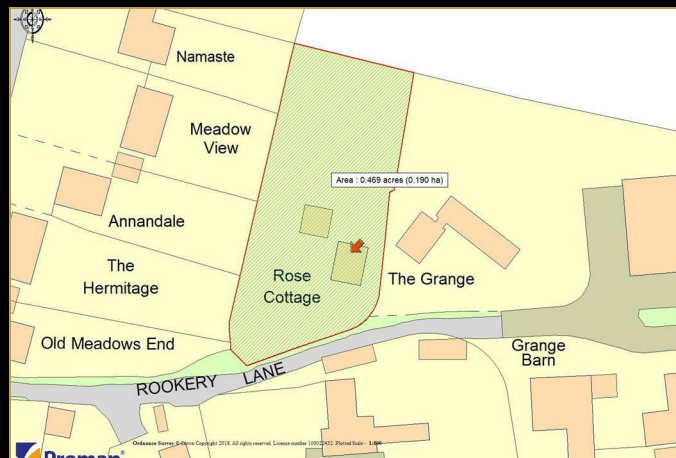
When entering Walsham Le Willows from the direction of Bury St Edmunds, proceed along The Street and turn left

- Entrance hall, cloakroom
- Sitting room
- Dining room
- Conservatory
- Kitchen breakfast room
- Utillty, study
- Four bedrooms, two bathrooms
- Long driveway
- Garaging and gym
- Private gardens of around half an acre (s.t.s) with fabulous outdoor terrace

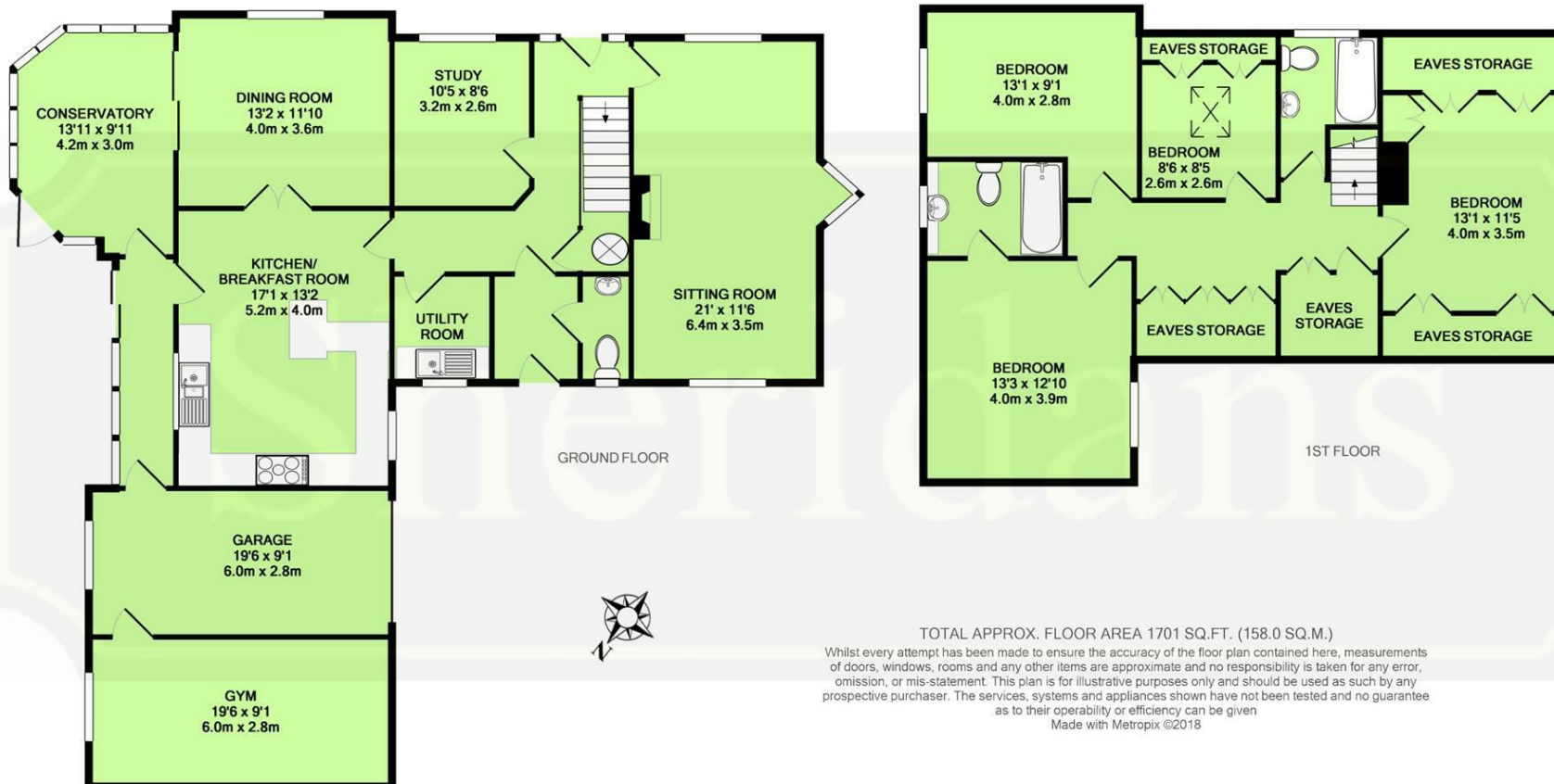
into Wattisfield Road. Pass the village primary school and turn right into Rookery Lane, where Rose Cottage will be found further on the left hand side.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band D. Water softener and accumulator water tank fitted.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 71 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |



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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