



Stable Cottage
The Street
Botesdale
Diss, IP22 1BU

Guide Price £435,000





- Stylish 3 Bedroom period Cottage
- Newly refurbished to a high standard throughout
- Nestled in the centre of a particularly well served village
- Good access to the A143

Stable Cottage is nestled at the top end of Botesdale, being only a short walk from the village centre. The village of Botesdale is highly regarded as one of the most desirable places to live locally, having excellent facilities and amenities. The adjoining village of Rickinghall also provides an excellent range of facilities, and the two villages offer a co-operative supermarket, primary school, doctors, dentist, church, take aways, pubs and other independent shops. Diss (located 6 miles away) offers further facilities and a train station with frequent trains to Norwich, Ipswich and London Liverpool Street. The historic town of Bury St Edmunds lies around 15 miles southwest with access to the A14 connecting to Cambridge and the Midlands beyond.





Property
A footpath branching off from the main street through the village guides you to the front entrance, providing direct access to the expansive sitting room adorned with an open oak staircase and a distinctive stained-glass window on the side. This well-lit and airy sitting room boasts timber flooring and a recently fitted Scandinavian style wood burner really adds to the cosy and welcoming atmosphere. French doors leading to the garden, dual-aspect windows, and charming beams. Positioned to the right of the staircase, the kitchen is thoughtfully designed with a coordinated array of base, wall, and drawer units with an additional freestanding unit in a complimentary colour tone. Its beech work surface incorporates a butler sink, and space for under counter white goods, a beautiful large range oven with a gas hob, and an extractor hood. The kitchen is further enhanced by a hexagonal shaped distinctive leaded light window and a convenient door leading to the garden. Adjacent to the kitchen, a cloakroom features a low-level WC and a washbasin, accompanied by a side window. Ascending to the first floor reveals three generously sized double bedrooms. The largest bedroom, overlooking the garden, includes an en-suite for added convenience. The second bedroom enjoys a view of the rear garden, while the third bedroom benefits from dual aspects, initially designed as two separate rooms and easily convertible back into a single room with an accompanying study. The family bathroom on this floor comprises a bath, washbasin, and WC

Outside
Parking to the front of the property is directly in front of the house and access to the garden is offered via a pedestrian gate. The garden is sociable space for entertaining and has been heavily invested in by the current owners by stocking raised beds with a well-planned scheme of planting which now offers a colourful display right through to the winter months. The garden has a useful addition of a shed and outside tap.

Services
Mains water, drainage and electricity are connected to the property. Heating provided via a gas boiler.

Directions
From Diss head west on the A143 towards Bury St Edmunds. Continue through the village of Wortham and take the right hand turn signposted Botesdale. Follow this road, turning left on the sharp right hand bend and into the village of Botesdale. The turning for Stable Cottage is on the right at the brow of the hill almost directly opposite the church. The property will be found on the right before the road meets back hills.

Viewing – Strictly by appointment by TWGaze

Freehold.

Council Tax Band - TBC

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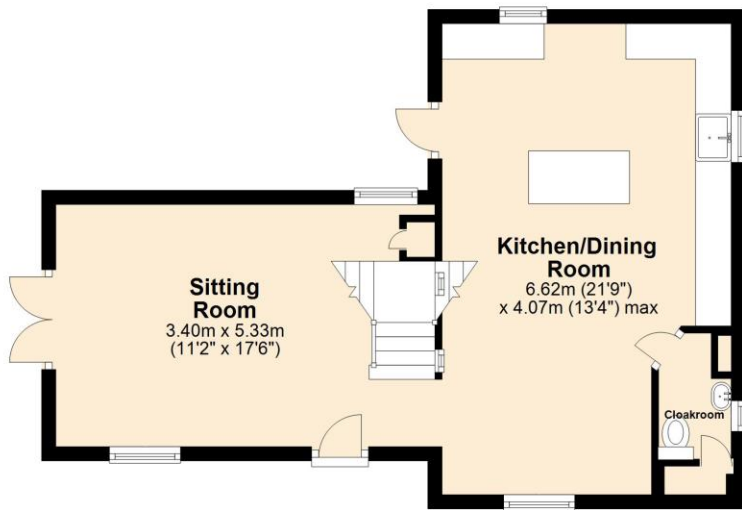
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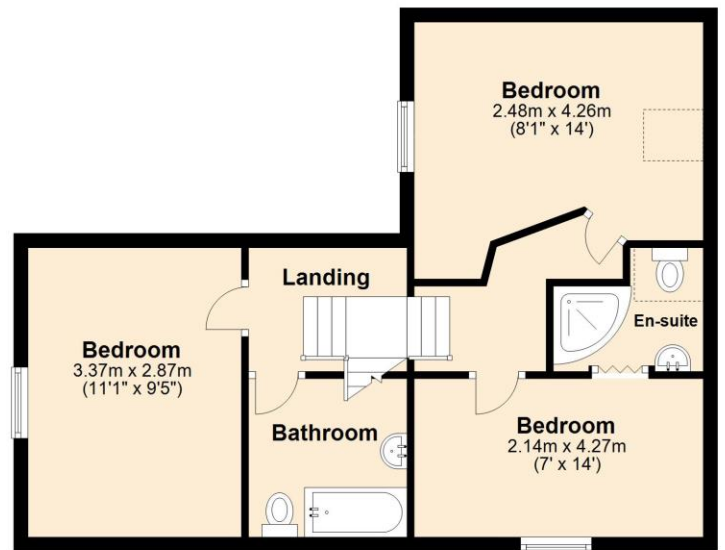
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

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