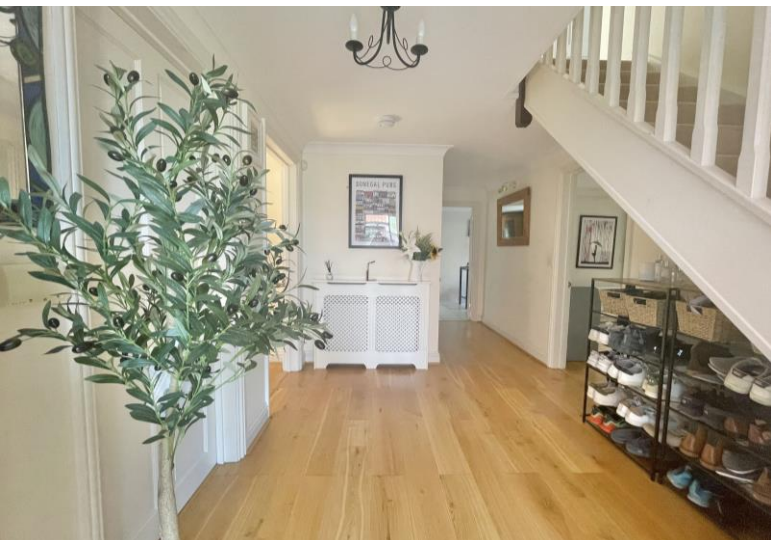




Walnut Tree Cottage  
Back Hills  
Botesdale  
Suffolk  
IP22 1DW

Guide Price: £450,000





- Detached Modern house
- Set back from Back Hills, within popular Botesdale
- 4 bedrooms (three on first floor)
- En-suite and utility
- Oil fired central heating
- No onward chain

### Location

The property is nicely set back along Back Hill and on approach shares a lead-up driveway with the neighbouring properties. The joined villages of Rickingham and Botesdale are host to a surprising range of local amenities including a primary school, health centre, local supermarket, public houses, Chinese take-away and chip shop. The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The undulating countryside and quiet lanes surrounding Botesdale and Rickingham are ideal for walkers and cyclists





## The Property

The house is neutrally decorated and has a light, welcoming feel as soon as you step through the front door, with wide entrance hallway in turn leading to the other well-proportioned rooms - a theme which runs throughout the property. There is a good amount of space to be enjoyed, with flexibility on how the bedrooms can be utilized, one of the reception rooms could be a ground forth bedroom. There are three double bedrooms and bathroom on the first floor, with front bedrooms having Dormer windows, the main bedroom has an en-suite shower.

## Outside

The driveway at the front allows parking for 2-3 vehicles and is accompanied by a single, detached garage. Access down the side of the house leads to the rear garden. A pathway follows around the back of the house, where steps leads up to a higher, tiered area of lawn with shrubs and flowers to borders.

## Services

Mains electricity, water, and drainage are connected. Oil fired central heating system.

## How to get there – What3words:

What3words: ///tabloid.elect.lakeside

## Viewing

By appointment with TW Gaze.

**Tenure:** Freehold

**Council Tax Band:** E

**Ref:** 2/19559/RM

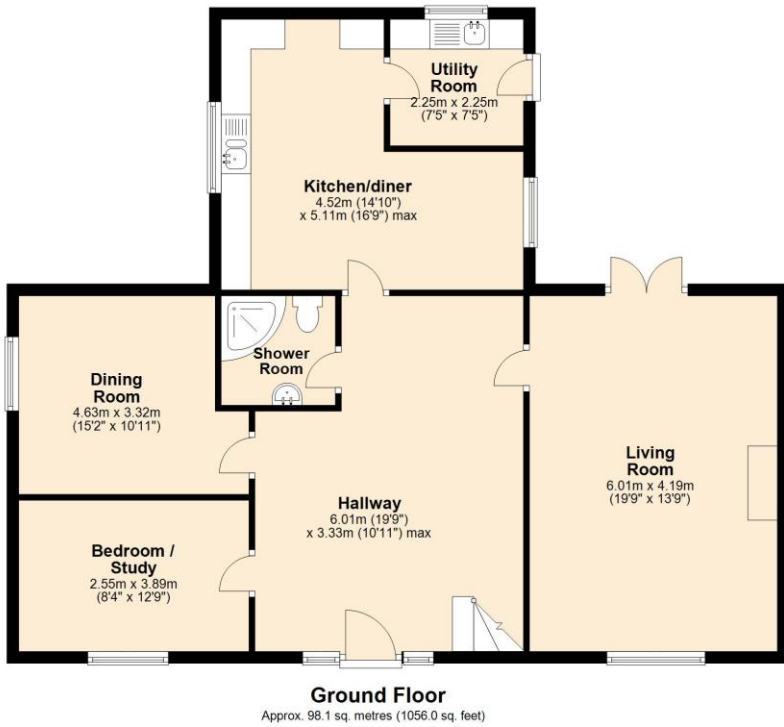
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 162.9 sq. metres (1753.3 sq. feet)

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