



The Street | Botesdale | IP22 1BX
Price Guide £600,000

twgaze

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Nestled in the charming village of Botesdale, this delightful end-terrace house offers a perfect blend of comfort and style. With its prime location on The Street, residents will enjoy the convenience of local amenities while being surrounded by the picturesque countryside.

- Private Garden
- Garage and off-road parking
- 3 reception rooms
- Good commuter area
- Diss to London Liverpool Street 90 mins
- Period character
- Well served and popular village
- vaulted kitchen and breakfast rooms
- Diss rail station 6 miles

Full Description

Location

Mowbray House is set in the Conservation Area of the joined villages of Rickingham and Botesdale which are host to a surprising range of local amenities including a primary school, health centre, local supermarket, post office, public houses, newsagent, Chinese restaurant and take-away food outlets. 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 (6 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





Heritage coastline around Southwold and Walberswick is around a 45 minute drive and the Norfolk Broads a similar distance to the north.

Property

This is a classic looking village house which, whilst attached to the neighbouring property has the feel and look of a detached house. Surprisingly it is not listed and has lots of period character including the fireplaces and doors. The rooms are quite generously proportioned and of particular note is the kitchen/breakfast room with its part vaulted ceiling and inglenook fireplace. This room has plenty of room for the farmhouse table making it an ideal informal dining area. The elegant stairs sweep up to a spacious landing giving access to the four bedrooms and a large bathroom with white suite. Overall this is a comfortable and stylish family home.

Outside

There are two distinct outside areas: the first is the enclosed courtyard directly behind the house with a small domestic store, the second is across the driveway to where the garage is situated and then through a gate in a large area of very private garden which is part walled and part fenced. To one side is an open fronted summer house with panelled interior. This area of garden measures approx 70ft by 70ft (22m by 22m).

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. Mowbray House is on the right at the brow of the hill.

Services

Mains water electricity and drainage are connected. Oil fired boiler providing heating to radiators

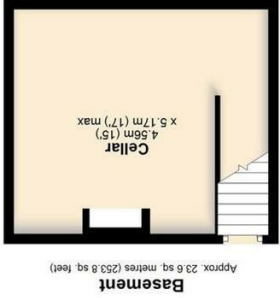
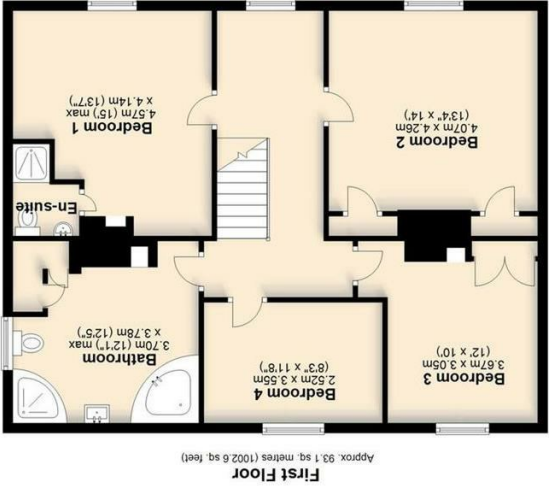
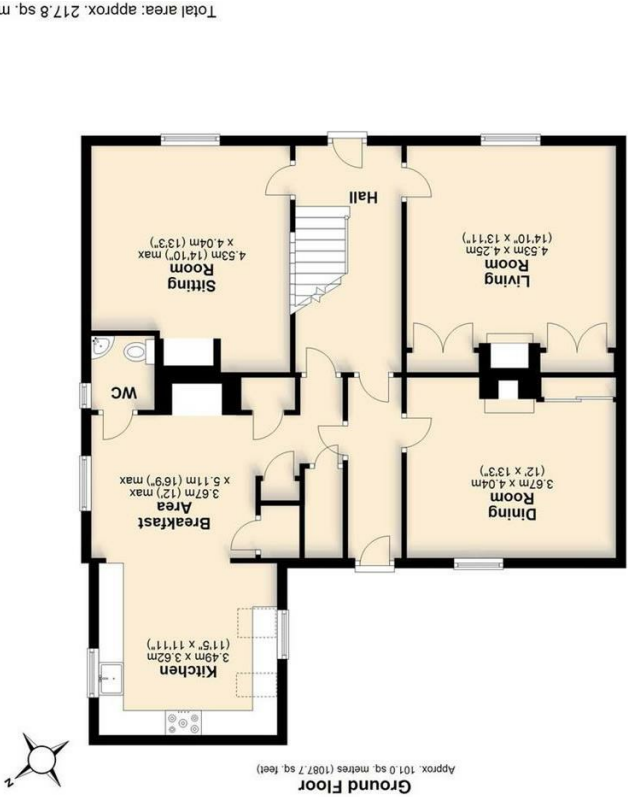
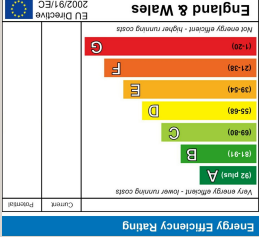
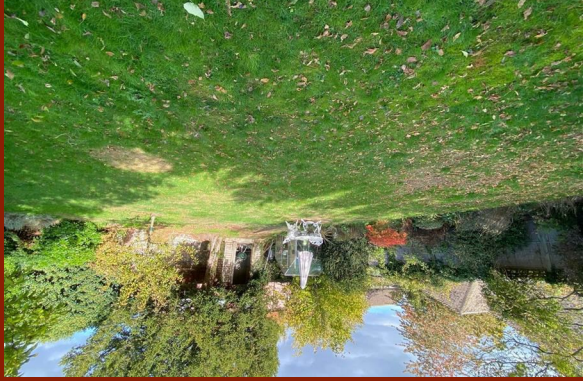
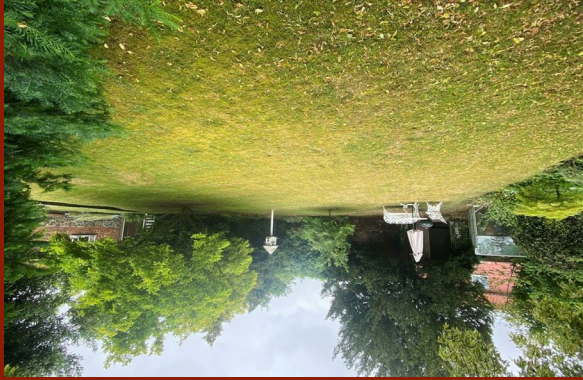
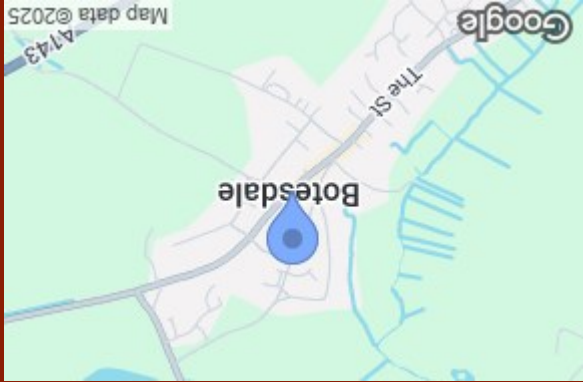
Viewing Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – E

Ref: 2/19049/KH

Agents Note This house has vehicular and pedestrian right of access across the gravelled courtyard and driveway belonging to the neighbour for access to the garage and garden



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