



Walnut Tree Cottage  
Back Hills | Botesdale | IP22 1DW  
Guide Price £450,000

twgaze



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Attractive modern home set back from Back Hills. 4 good size bedrooms (three on the first floor). Neutrally decorated. Spacious kitchen/diner supported by a utility. En-suite shower room. Garden with tiered lawn benefitting from good degree of privacy. No onward chain

- Detached
- set back from Back Hills
- 4 bedrooms
- Single garage and driveway
- tiered lawn
- neutrally decorated modern house
- within popular Suffolk village
- Spacious living room with open fireplace
- Rear garden with patio and higher
- Oil fired central heating

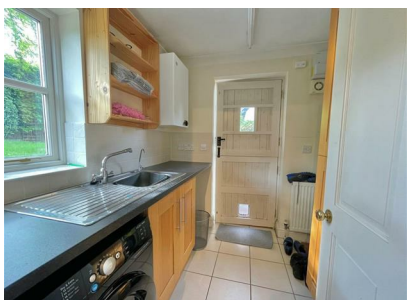
## Full Description

### 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 Rickinghall 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 Rickinghall 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: tabloid.elect.lakeside

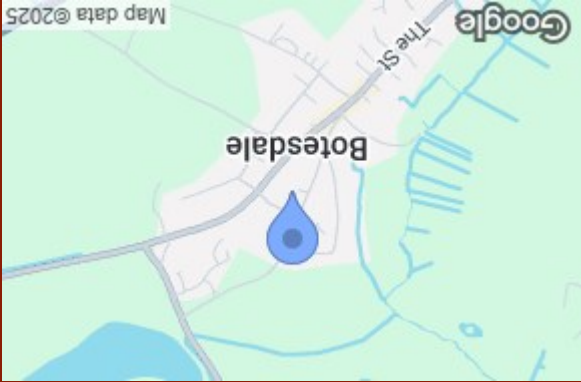
#### Viewing

By appointment with TW Gaze.

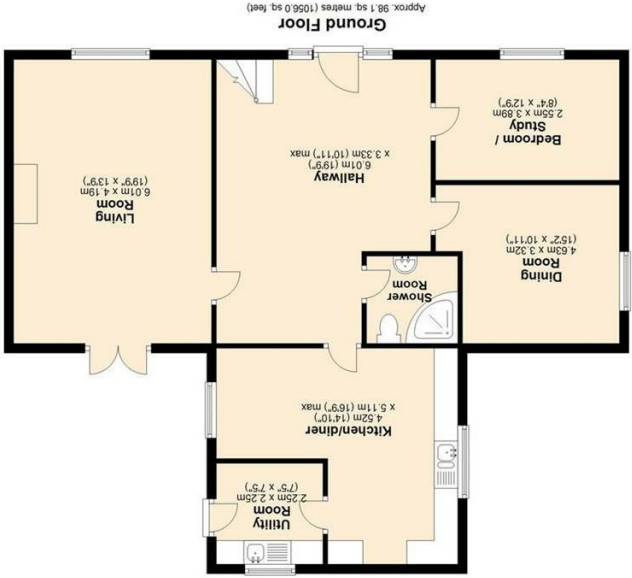
Tenure: Freehold

Council Tax Band: E

Ref: 2/19559/RM



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Very energy efficient - lower running costs	



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

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