



The Fairstead | Botesdale | IP22 1DG
Guide Price £325,000

twgaze

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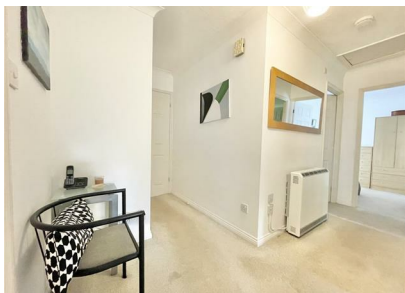
A three bedroom bungalow offering flexible living space with a dual aspect sitting room, conservatory, and a good-sized garden wrapping around the side and rear. The property also benefits from a garage, driveway parking, and a modern shower room.

- Guide Price: £325,000 - £340,000
- Dual aspect sitting room with access to conservatory
- Quiet tucked away position within the cul de sac
- Garage and driveway parking
- Refitted shower room with double shower
- Less than 5 minute walk to the well regarded village Health Centre
- ** NO ONWARD CHAIN **

Location

This bungalow enjoys an enviable position within the ever popular and sought after village of Botesdale. 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.





Property

On entering the property, there is a handy porch with a storage cupboard and access to the cloakroom. This leads through to the hallway where there is further built-in storage and access to all rooms. To the right is the main reception room which enjoys a dual aspect to the front and rear, giving a good amount of light, and opens through into the conservatory at the back. The kitchen sits alongside and is fitted with a range of cupboards and drawers, an integrated oven and hob, and space for appliances, with a door leading out to the garden. Off the hallway are three bedrooms, the front room benefitting from a bay window. There is also a refitted shower room with a double shower, basin, and w/c.

Outside

The gardens wrap around the side and rear of the bungalow and are mainly laid to lawn, with fencing and hedging giving a good degree of privacy. There is a large patio to the side of the property which makes a great spot for outside dining, with access to the rear of the garage and a side gate leading to the driveway. A further patio at the back of the house provides another seating area.

Services

Mains electricity and water are connected to the property.

Mains Drainage

How to get there

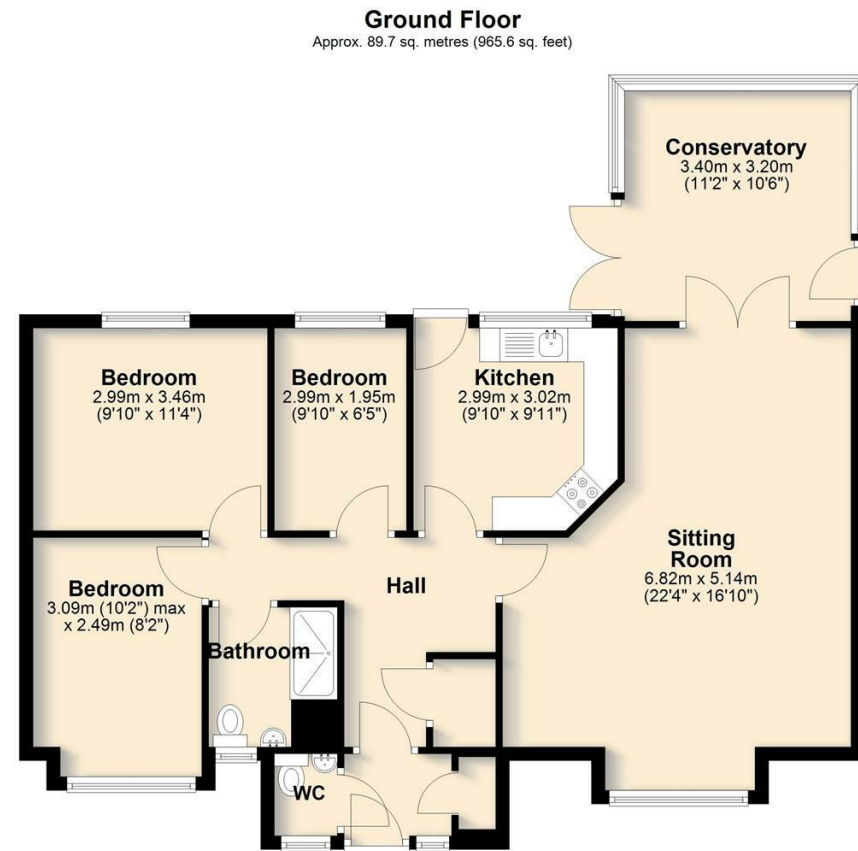
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Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 19958/KH



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		83
(11-11) B		
(10-10) C		
(9-9) D	56	
(8-8) E		
(7-7) F		
(6-6) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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