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Strictly by appointment  
Viewing Arrangements

## Whittley Parish



### The Street, Botesdale, Diss, IP22 1BX

Guide Price £450,000

A deceptively spacious (over 1,800 sq ft) four bedroom detached house occupying a large plot within the centre of the village and boasting four double bedrooms (en-suite to master) and three reception rooms.

- 4 double bedrooms
- En-suite to master bedrooms
- 3 reception rooms
- Freehold
- 1,800 sq ft
- Large plot
- Council Tax Band C
- Energy Efficiency Rating E.





## Property Description

### Situation

Being well positioned at the top of the hill in Botesdale (adjoining Rickingham), the property enjoys a more tranquil situation set back from the road within an attractive line of similar character properties. The villages were bypassed a number of years ago and are now arguably one of the most attractive and sought after villages in the area offering a beautiful assortment of many period and historic properties along the high street, whilst retaining a good range of local amenities and facilities including health centre, supermarket, public houses, boutique shops and good transport links. The historic market town of Diss lies seven miles to the east and offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises an individually built four bedroom detached house having been built 25 years ago of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, whilst being heated by an oil fired central heating boiler via radiators. Deceptive in size the property offers an expanse of versatile living space in the regions of 1,800 sq ft with the luxury of three reception rooms at ground floor level and four spacious double bedrooms at first floor level with the principal bedroom having the benefit of en-suite facilities.

### Externally

The property is set back from the road having off-road parking to the front upon a hard standing tarmac driveway. Side access leads to the rear gardens which are of a most generous size being predominantly laid to lawn and enclosed by brick and flint walling and concrete posts and panel fencing. A large shed is found to the rear boundaries and abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining.

The rooms are as follows:

**ENTRANCE HALL:** 13' 3" x 6' 11" (4.05m x 2.13m) A pleasing and spacious first impression with access to the principal rooms and stairs rising to first floor level. WC to side measuring 5' 7" x 2' 5" (1.71m x 0.74m) with frosted window to side, low level wc and corner hand wash basin with tiled splashbacks.

**RECEPTION ROOM ONE:** 13' 3" x 14' 4" (4.06m x 4.38m) A bright and spacious double aspect room with upvc sliding doors to rear giving access to the conservatory extension and arch connecting through to reception room two.

**RECEPTION ROOM TWO:** 13' 3" x 12' 3" (4.06m x 3.75m) With sliding doors giving views and access onto the rear gardens.

**RECEPTION ROOM THREE:** 13' 3" x 10' 0" (4.06m x 3.05m) Found to the rear aspect of the property serving well as a formal dining room.

**CONSERVATORY:** 13' 5" x 12' 2" (4.11m x 3.72m) Found to the rear aspect of the property being a upvc double glazed conservatory extension upon a brick base and with French doors to side opening onto the paved patio area.

**STUDY:** 7' 4" x 5' 10" (2.24m x 1.80m) With window to the side aspect being a useful space.

**KITCHEN:** 9' 3" x 13' 1" (2.84m x 3.99m) With window to the side aspect, arch connecting through to the breakfast area and secondary door giving access to the utility room. This refurbished kitchen is in an excellent condition offering a good range of wall and floor units with solid oak work surfaces, Butler sink, Bosch four ring electric touch hob with extractor above, fitted oven and combi oven and fitted dishwasher. Tiled flooring flowing through.

**BREAKFAST ROOM:** 11' 5" x 9' 5" (3.49m x 2.88m) An extension to the kitchen area with bay window to the front, oak breakfast bar to side and storage units opposite.

**UTILITY:** 5' 6" x 6' 11" (1.68m x 2.13m) With door to side giving external access, work surface with inset sink and space for white goods. Further housing the oil fired boiler.

**FIRST FLOOR LEVEL - LANDING:** With access to the four bedrooms and family bathroom. Two built-in storage cupboards, one being the airing cupboard.

**BEDROOM ONE:** 9' 4" x 13' 3" (2.85m x 4.05m) With window to

the front aspect being a generous double bedroom with fitted storage units to side and the luxury of en-suite facilities.

**EN-SUITE:** 5' 9" x 6' 9" (1.77m x 2.08m) With frosted window to side comprising of a corner tiles shower, low level wc and hand wash basin over vanity unit. Tiled flooring.

**BEDROOM TWO:** 13' 3" x 12' 2" (4.06m x 3.73m) A generous double bedroom found to the rear aspect of the property having views onto the rear gardens and fitted storage cupboard to side.

**BEDROOM THREE:** 13' 3" x 11' 2" (4.06m x 3.41m) A double bedroom with window to rear and double built-in storage cupboard.

**BEDROOM FOUR:** 9' 10" x 10' 1" (3.02m x 3.08m) With window to the rear aspect, although being the smaller of the four bedrooms still a generous double bedroom with double built-in storage cupboard.

**BATHROOM:** 7' 4" x 6' 9" (2.26m x 2.08m) With frosted window to side comprising of a panelled bath with shower over, low level wc and hand wash basin.

**OUR REF:** 7811

