



Cutting Cottage | Bobby Hill | Wattisfield | IP22 1NL

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# Cutting Cottage, Bobby Hill, Wattisfield, Suffolk, IP22 1NL

## Description

A superb opportunity to acquire this recently converted one bedroom single storey dwelling situated in this pretty Mid Suffolk village. The property is being offered to the market with no onward chain and would ideally suit the first-time buyer or investment buyers alike.

Cutting Cottage has been stylishly refurnished to include a newly fitted kitchen and bathroom suite, low maintenance wood-effect flooring, newly fitted UPVC double glazed window and doors and electric heating.

Further notable benefits include a generously sized enclosed rear gardens with a decked terrace and off-road parking with electric car charging point.

## About the Area

Wattisfield enjoys a well-located position on the A143 providing access to the thriving communities of Rickinghall and Botesdale with shops, pubs, takeaways and a health centre. Diss can be reached within a quarter of an hour from where frequent trains depart on the London-Norwich mainline. Access to the A14 and Historic Bury St Edmunds with its cathedral, shopping, dining and theatre is just a 20-minute drive in the other direction.

## The accommodation in more detail comprises:

Front door to:

### Kitchen/Living/Dining Room Approx 4.39m x 2.48m (Kitchen) & 4.65m x 3.47m (Living Room)

Newly appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with sink, drainer and mixer tap. Integrated appliances include Lamona electric oven and four ring hob with extractor over. Space for washing machine. This open plan space incorporates a dining area as well as living space and further offers French doors opening onto the decking, window to front aspect, wood effect flooring and sliding door to:

### Bedroom Approx 3.60m x 2.68m

Double room with frosted window to front aspect, wood effect flooring and door to:

### Shower Room

White suite comprising fully tiled shower cubicle, w.c and vanity unit, frosted window to rear aspect, extractor and heated towel ladder.

## Outside

To the front of the property is an area providing off-road parking with electric charging point and shared side gate to the side passageway which in turn provides access into the rear garden.

The rear garden is of good size and predominately laid to lawn with areas of shingle and enjoying a delightful decked terrace, which can be accessed

via French doors from the kitchen. The boundaries are clearly defined by panel fencing for the most part and further benefiting include a timber shed, outside tap, power sockets and outdoor lighting.

## Local Authority

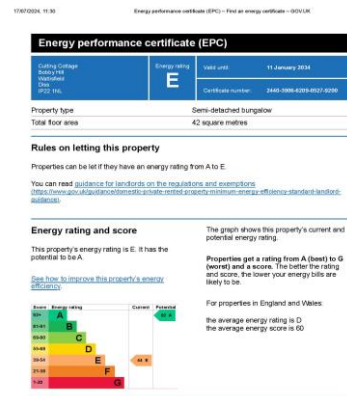
Mid Suffolk District Council. Council Tax Band – A

## Services

Mains water, drainage and electricity. Electric heating.

## Agents Note

We understand from our client that the neighbouring property enjoys a right of way to the passageway located to the left-hand side of the property.



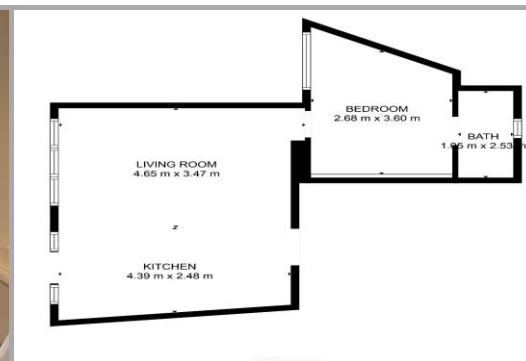
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