

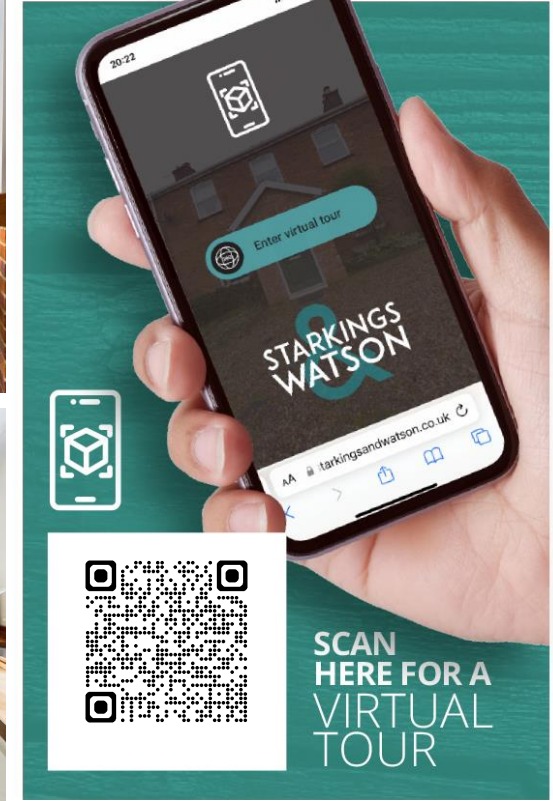
BACK HILLS

Botesdale, Diss IP22 1DW

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- Detached Family Home
- Central Village Location
- Solar Panels & Eco Additions
- Three Reception Rooms
- Impressive Kitchen/Dining & Utility
- Four Ample Bedrooms
- Private & Secluded Gardens
- Integral Garage & Ample Parking

#### IN SUMMARY

Set back from the road and occupying a PRIVATE and QUIET POSITION, you will find this DETACHED MODERN FAMILY HOME with more than 1600 SQ FT (stms) of internal accommodation, with a BRIGHT and SPACIOUS feel. There are SECLUDED rear gardens, AMPLE DRIVEWAY PARKING and an INTEGRAL GARAGE. The accommodation comprises a welcoming entrance hall with large CLOAKROOM, SITTING ROOM with WOOD BURNER, separate dining room, ground floor bedroom/study, CONTEMPORARY fitted kitchen/dining room and a separate utility. On the first floor you will find THREE COMFORTABLE DOUBLE BEDROOMS, a family bathroom and en-suite shower room. The property has been recently re-carpeted and also benefits from a number of 'ENERGY EFFICIENT' additions including 12 SOLAR PANELS, 'Eddi' eco-smart water system, EV car charging point and 'Nest' smart thermostats.

#### SETTING THE SCENE

Following signs into Botesdale village turning right onto The Drift turning left onto Back Hills where the property can be found on the left hand side set back privately away from the roadside sharing the initial part of the driveway which in turn leads to its own private driveway with ample parking for 3/4 vehicles. There is an integral single garage to the side as well as access from front to rear on both sides and the EV charging point. The main entrance door is found to the front.

#### ENTRANCE HALL

Wood flooring, radiator, double glazed window to front, stairs to first floor landing, smooth covered ceiling with recessed spotlights, doors to:

#### SITTING ROOM

Cast iron wood burner with tiled hearth and timber beam, wood flooring, radiator, double glazed window to front, double glazed window to side, television and telephone points, smooth covered ceiling with exposed timber beams.

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit, extractor fan, tiled flooring, radiator, smooth covered ceiling with recessed spotlights.

#### BEDROOM/STUDY

Fitted carpet, radiator, double glazed window to side, smooth covered ceiling.

#### DINING ROOM

Fitted carpet, radiator, double glazed window to rear, smooth covered ceiling.

#### KITCHEN/DINING ROOM

Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic induction hob, built-in electric double oven and extractor fan over, integrated dishwasher, space for American style fridge/freezer, under cupboard lighting, space for dining table, tiled flooring, radiator x2, double glazed window to front, double glazed window to rear, water softener, smooth covered ceiling with recessed spotlights with exposed timber beams, door to utility room.

#### UTILITY ROOM

Fitted range of wall and base level units with solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for washing machine, tiled flooring, radiator, double glazed window to rear, smooth covered ceiling, stable door to rear garden.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, velux window to rear, built-in airing cupboard, smooth covered ceiling with recessed spotlights, doors to:

#### DOUBLE BEDROOM

Fitted carpet, radiator, double glazed window to rear, 2x built-in double wardrobes, smooth covered ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, smooth covered ceiling with recessed spotlights.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shaped panelled bath with mixer shower tap,



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

thermostatically controlled shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, double glazed window to rear, smooth coved ceiling with recessed spotlights.

#### DOUBLE BEDROOM

Fitted carpet, radiator, double glazed window to front, smooth coved ceiling with loft access hatch.

#### DOUBLE BEDROOM

Fitted carpet, radiator, double glazed window to rear, smooth coved ceiling.

#### THE GREAT OUTDOORS

Accessed via door in the utility room the garden is set over two levels with paved patio, sun terrace, lawns and mature shrubs and planting. There is side access to the front on both sides. The garden is also fully enclosed with timber fencing and is very private.

#### GARAGE

Electric roller door to front, double glazed window to rear, door to side, power and lighting, electric fuse box, wall mounted oil fired central heating boiler.

#### OUT AND ABOUT

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists. The cathedral city of Norwich lies some 30 miles to the north and the historic town of Bury St Edmunds to the west (approx 15 miles) offering access to A14 connecting to Cambridge and the M11.

#### AGENTS NOTE

The property has a shared driveway approach. The property benefits from a number of 'energy efficient' additions including;

- 12 solar PV panels providing a 4.2 kW system
- 'Eddi' eco-smart energy diverter (energy management system which diverts surplus power from the solar PV panels to heat water)
- 'Ohme' EV car charger
- 'Nest' smart thermostats
- 'Nest' smoke & CO alarms

#### FIND US

Postcode : NR34 0LF

What3Words ///lifestyle.tempting.undulation

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p><b>Approximate total area<sup>m</sup></b></p> <p>1669.48 ft<sup>2</sup> 155.1 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>80.41 ft<sup>2</sup> 7.47 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
---	---	---	--	--

