

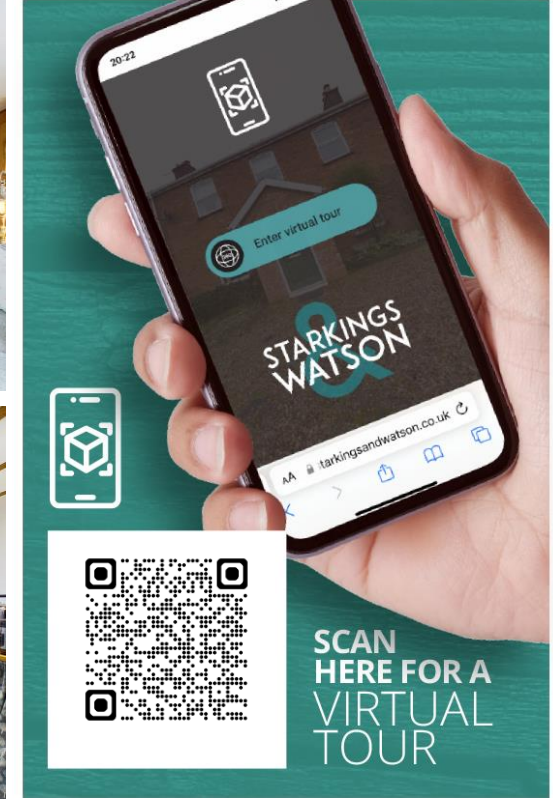
THE STREET

Botesdale, Diss IP22 1BU

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Detached Period Cottage
- Newly Refurbished Throughout
- Dual Aspect Reception Room
- Kitchen/Dining Room
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Walking Distance to the Village Centre

IN SUMMARY

Set back from the road and occupying a PRIVATE and QUIET POSITION, this DETACHED PERIOD COTTAGE offers more than 1000 Sq. ft (stms) of internal accommodation. Complete with a NEWLY REFURBISHED INTERIOR, this BRIGHT and SPACIOUS home includes a SECLUDED COTTAGE STYLE rear garden and AMPLE DRIVEWAY PARKING. The accommodation comprises a large SITTING ROOM with WOOD BURNER, CONTEMPORARY kitchen/dining room and a cloakroom to the ground floor. The first floor offers THREE COMFORTABLE BEDROOMS, a family bathroom and en-suite shower room.

SETTING THE SCENE

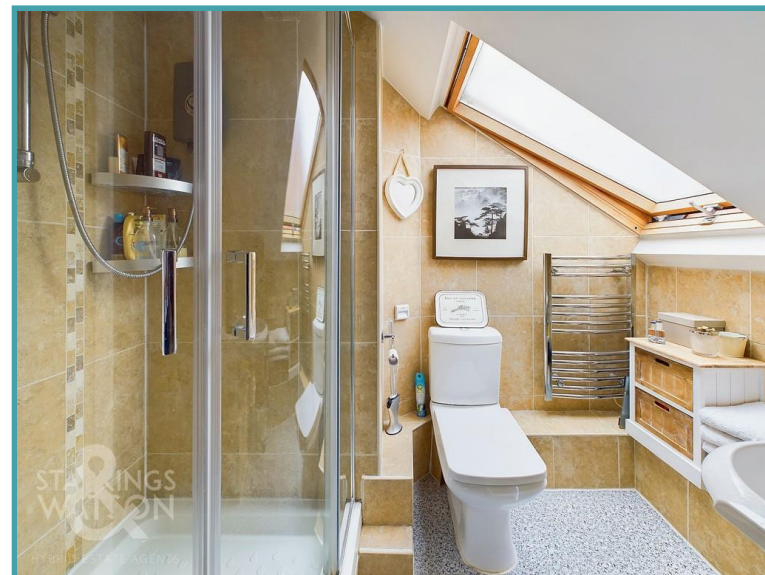
Nestled at the top end of Botesdale which you will find a footpath coming off from the high street that guides you to the front entrance and driveway which benefits from a gate that leads you to the rear garden.

THE GRAND TOUR

Upon entering through the front door providing direct access to the expansive sitting room that features an open oak staircase. This well-lit and airy sitting room boasts timber flooring and a recently fitted wood-burner along with French doors leading to the garden dual-aspect windows. Positioned to the right of the staircase, you will find the kitchen that is thoughtfully designed with a range of base, wall, and drawer units with an additional freestanding unit. Its solid wood work surface incorporates a butler sink, and space for under counter white goods, a beautiful large range oven with an induction hob, and an extractor hood along with tiled flooring underfoot. The kitchen is further enhanced by a double glazed window and a door leading to the garden. Adjacent to the kitchen, a cloakroom features a low-level WC and a washbasin, accompanied by a side window. Ascending to the first floor there are three generously sized bedrooms. The largest bedroom, overlooking the front aspect, includes an en-suite. The second bedroom enjoys a view of the rear garden, whilst the third bedroom benefits from a dual aspect. The family bathroom on this floor comprises a bath, washbasin, and W.C.

THE GREAT OUTDOORS

Parking to the front of the property is directly in front of the house and has access to the garden which is offered via a gate. The garden is a sociable space for entertaining and has been heavily landscaped by the current owners by creating raised beds that features a variety of plants and shrubs. The garden also has a



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shed and an outside tap.

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 historic town of Bury St Edmunds (approx. 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists. west and the cathedral city of Norwich some 30 miles to the north.

FIND US

Postcode : IP22 1BU

What3Words : ///chains.adjusting.museum

VIRTUAL TOUR

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

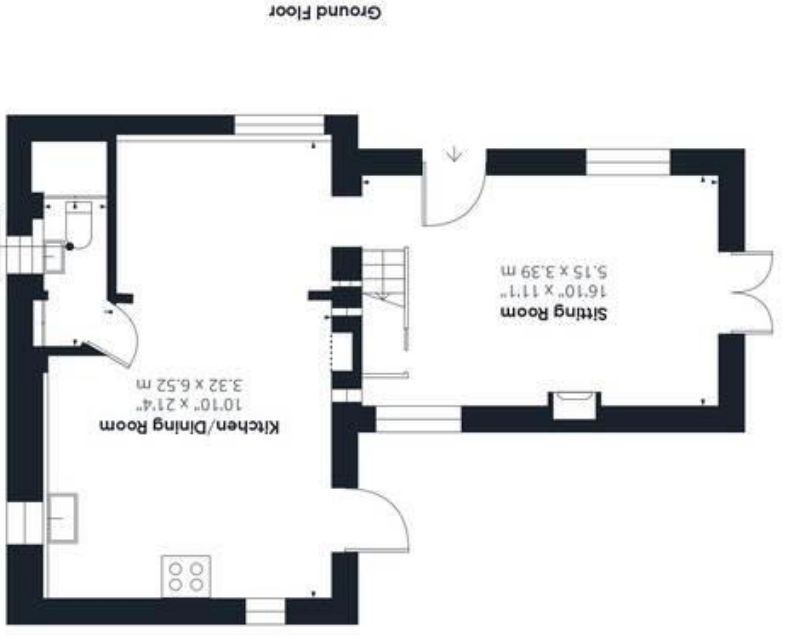
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area^m

930.76 ft²
86.47 m²

Reduced headroom

81.16 ft²
7.54 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

