



Summerhouse Close, Botesdale - IP22 1FA



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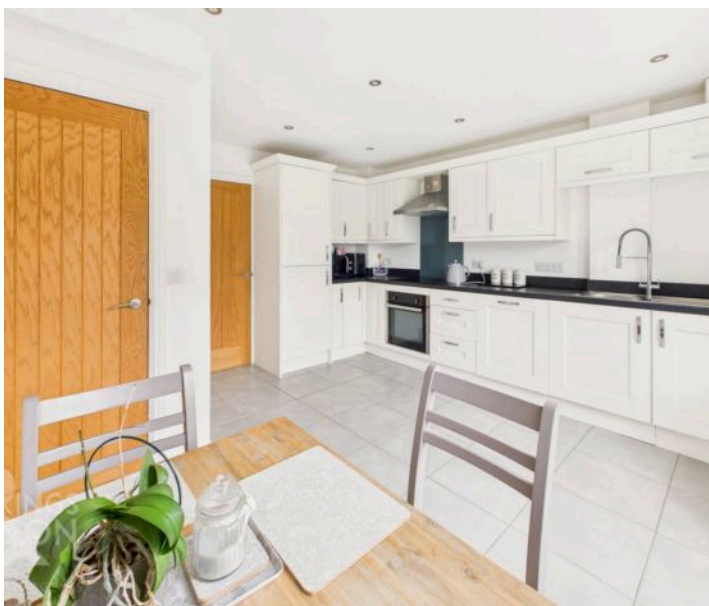
Botesdale, Diss

Hidden from the street this newer built SEMI-DETACHED HOUSE offers all modern comforts alongside privacy in a flawlessly presented living space. The ground floor includes a DAUL ASPECT SITTING ROOM made cosy with the addition of a WOODBURNER and all hard wearing quality Karndene wooden effect flooring accompanied by all Oak internal doors adding to the quality of this home. A large and inviting kitchen sits to the rear with all INTEGRATED APPLIANCES while a SEPARATE UTILITY ROOM and WC can be found to the front of the home with the entire ground floor being heated with underfloor heating from a modern AIR SOURCE HEAT PUMP system. The first floor landing gives way to THREE DOUBLE BEDROOMS suited to many uses all served by a THREE PIECE FAMILY BATHROOM SUITE. Externally, a FULLY ENCLOSED and PRIVATE REAR GARDEN is mostly laid to lawn with tall flint and stone brick walls to the rear and a DRIVEWAY sat in front of the GARAGE to the front of the home also.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached House
- Built In 2017 With 2 Years NHBC Remaining
- 16' Dual Aspect Sitting Room With Wood Burner
- Kitchen With Integrated Appliances & Separate Utility Room
- Three Double Bedrooms
- Three Piece Family Bathroom & Ground Floor WC
- Private & Fully Enclosed Rear Garden
- Driveway & Garage
- Underfloor Heating

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.



SETTING THE SCENE

The property can be found tucked away and hidden from the street where an opening leads to a large sweeping shingle driveway which then opens up to reveal the tandem driveway parking space sat in front of the brick garage. The entrance to the property comes next to the garages where a flagstone walkway takes you towards the front door and side access space leads you towards the rear garden.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you laid with all hard wearing wooden effect Karndene flooring featuring all underfloor heating powered by a modern air source heat pump system. Immediately to your right through one of the many oak internal doors is the ground floor WC featuring a frosted glass window to the side of the home. Stepping further into the property and turning to your left the separate utility space can be found. This room is currently laid with all tile flooring and features a continuation of the wall and base storage found within the kitchen with plumbing for a washing machine and front facing double glazed window. Sitting adjacent is the main living space within the home which is a dual aspect 16' area comprising the sitting room with large and open floor space conducive to a potential choice of layout of soft furnishings with with wooden double glazed French doors opening directly onto the rear garden patio. The owners have installed a woodburner within the red brick fireplace to add to the effect for those cosier evenings. Towards the very rear of the home is the open kitchen and dining room again laid with tiled flooring. This space features a multitude of wall and base mounted storage units which in turn give way to integrated appliances including a dishwasher, fridge, freezer, oven and hob with extraction above whilst leaving more than enough space for a formal dining table sat in front of a well proportioned under the stair storage cupboard.

The first floor landing allows access into all three of the double bedrooms within the home as well as the three piece family bathroom suite completing a predominantly tile surround with shower head and glass screen over the bath and frosted glass windows to the rear of the home. The two larger of the double bedrooms sit towards the very front of the home, the larger of the two leaving more than enough room for a double bed and additional soft furnishings sat upon carpeted flooring whilst the second sits in front of the bathroom with large open floor space. The smaller of the three bedrooms sits opposite the bathroom, this room currently functions as a nursery however could make a smaller double or very large single bedroom if desired.

FIND US

Postcode : IP22 1FA

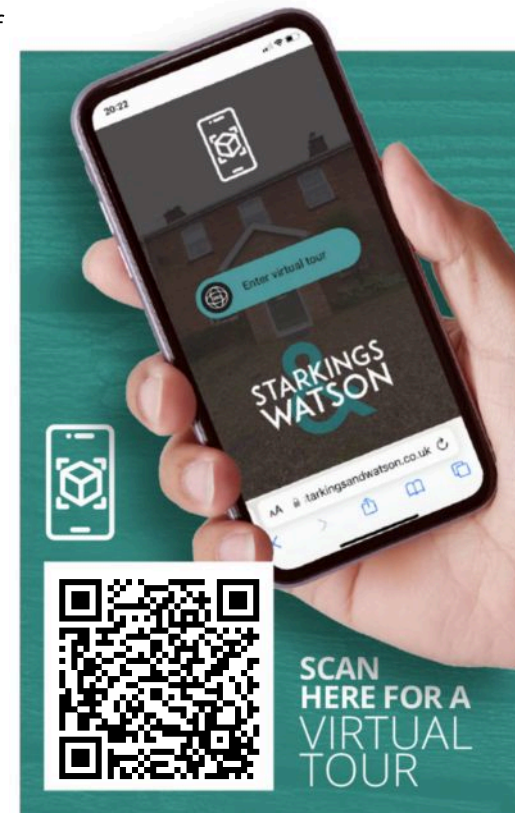
What3Words : ///agency.thuds.skinning

VIRTUAL TOUR

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

AGENTS NOTES

The property has recently installed fibre optic up 500mbps speed potentially 1gb.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber panel fencing and characterful flint and stone wall, where a flagstone patio seating area hugs the perimeter off the rear of the home, opening onto a lawn space with colourful planting borders.





Approximate total area⁽¹⁾

821 ft²

76.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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