



Barley Birch Drive, Botesdale - IP22 1FP



Barley Birch Drive

Botesdale, Diss

Built in 2024 by the reputable Bennett Homes, this newly built DETACHED FAMILY HOME exudes modern elegance and comfort, making it the epitome of contemporary living whilst also benefitting from the remainder of a 10 year NHBC warranty. Situated opposite a glorious GREEN SPACE, this detached house offers a serene ambience while being conveniently located near village amenities. Boasting over 1160 SQFT (stms), including the garage, this property presents TWO IMPRESSIVE RECEPTIONS with a sitting room and a kitchen/dining room both of which interlink making it an ideal space for entertaining guests or enjoying quiet evenings. On the first floor there are THREE AMPLE BEDROOMS and TWO WELL FITTED BATHROOMS as well as a ground floor w/c. A real feature of the property is the STUNNING FULLY LANDSCAPED and UPGRADED rear garden which provides a tranquil retreat, perfect for relaxing and entertaining. Modern conveniences such as UNDERFLOOR AIR SOURCE HEATING can be found, as well as a SINGLE GARAGE and driveway parking completing this exceptional property, offering both style and functionality.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Newly Built Detached Family Home
- Opposite Green Space
- Over 1160 SQFT (stms) Including The Garage
- Two Impressive Reception Rooms
- Three Ample Bedrooms & Two Bathrooms
- Fully Landscaped Rear Garden
- Underfloor Air Source Heating
- Single Garage & Driveway Parking With Fitting For an EV Charger

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.



SETTING THE SCENE

Approached via the small by road at the start of the development, there is green space opposite to the front providing a pleasant outlook. To the front there is a well kept lawned garden with box hedging and a central pathway leading to the partially covered main entrance door. To the side is the hard standing block paved driveway leading to the single garage beyond.

THE GRAND TOUR

Entering the house via the main entrance door to the front, there is a welcoming hallway with attractive herringbone style flooring, stairs ahead to the first floor landing and a door to the w/c. You will also find an understairs cupboard. To the left of the hallway is the main sitting room, a generous and bright space with bay window to the front and a space for a bespoke built storage unit with lighting (available by separate negotiation). Internal double doors lead through into the kitchen/dining room which can also be accessed off the hallway. The kitchen/dining room is a generous space with doors opening onto the garden beyond. There is ample room for a dining table with the kitchen providing a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include eye level double oven, electric hob and extractor fan over as well as a dishwasher and water softener. There is space for all other white goods.

Heading up to the first floor landing is a built in airing cupboard as well as access to the loft. To the rear of the landing there are two ample bedrooms, to the front is the main bedroom with lovely views, double built in wardrobes and a well fitted en-suite shower room with w/c, hand wash basin and shower. The family bathroom is the final room off the landing with a bath and shower over, w/c and hand wash basin.

FIND US

Postcode : IP22 1FP

What3Words : ///fruits.glare.mirror

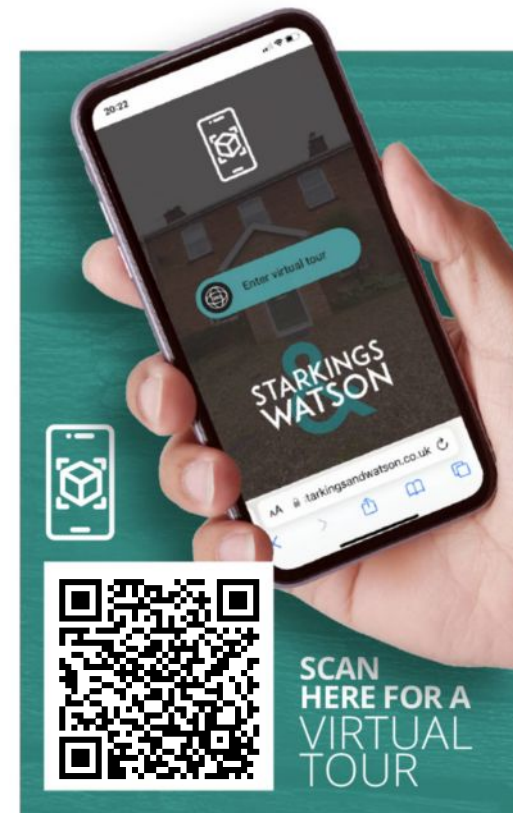
VIRTUAL TOUR

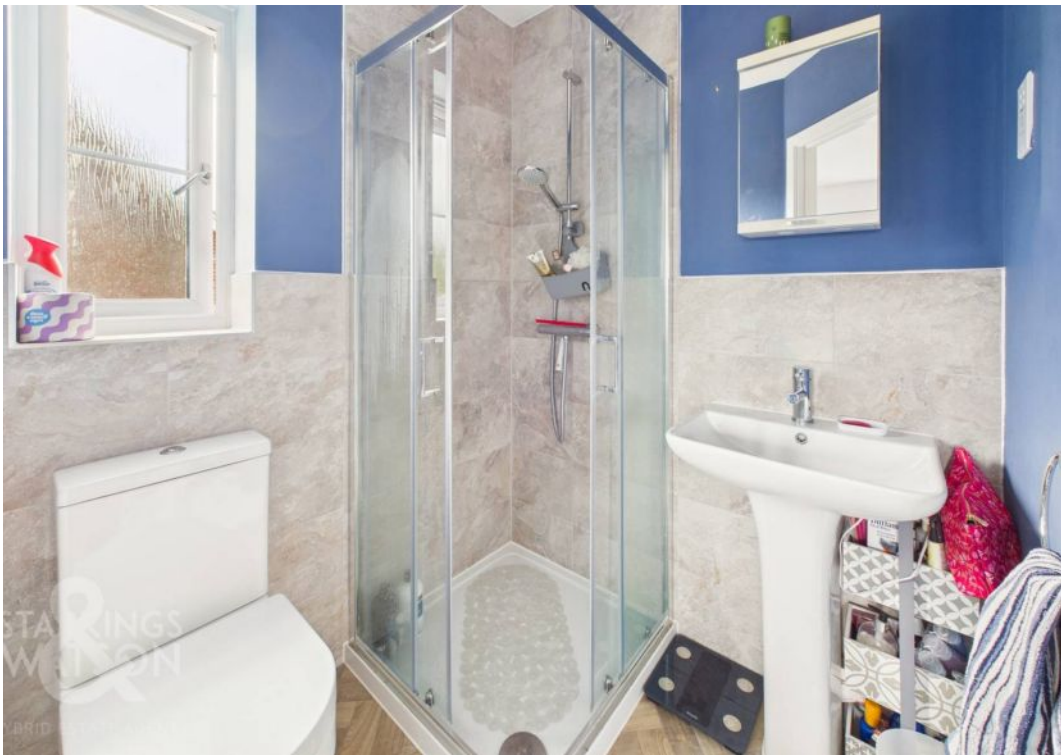
View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTES

An annual residents management fee is payable for this property, this is estimated to be £215.00 per annum.

Utilities include; Underfloor Air Source Heat Pump, Mains Water & Mains Drainage and Mains Electricity.



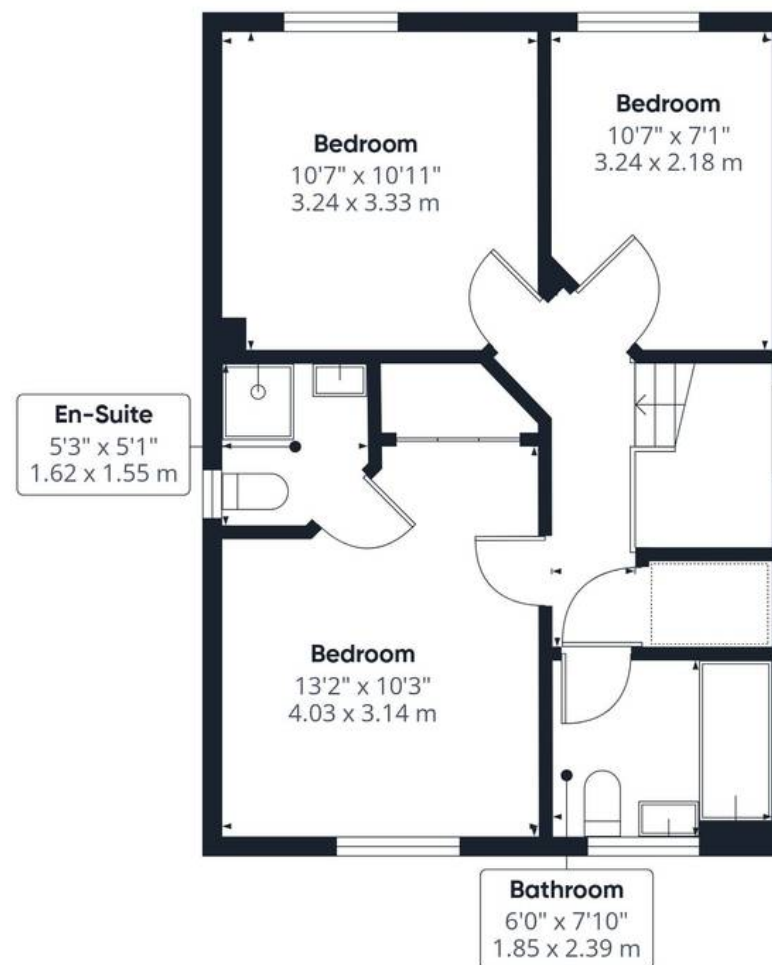
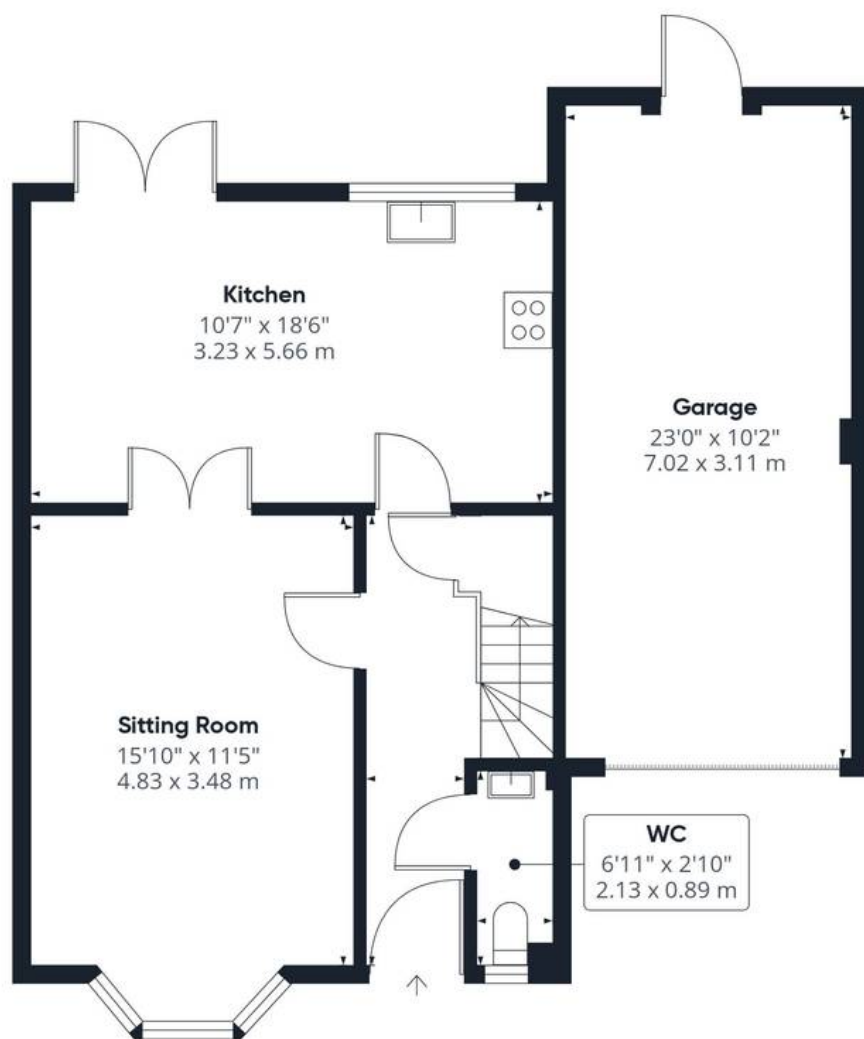




THE GREAT OUTDOORS

The stunning rear offers a sunny aspect and has been professionally landscaped. There are raised beds with treated timbers which are lined and filled with screened topsoil. These are planted up with a variety of perennial shrubs and plants. Alongside there are four vegetable planters. There is an Indian sandstone patio with inset channel drain to prevent water pooling. In addition a solid timber 3m x 3m pergola creates an excellent dining area, with climbing plants offering shade as the garden is in full sun for the majority of the day. There is also a fitted water butt alongside the garage personnel door from the garden.





Approximate total area⁽¹⁾

1163 ft²
108 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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