



Back Hills Cottage Back Hills, Botesdale Diss IP22 1DW

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Back Hills Cottage Back Hills, Botesdale Diss

****VILLAGE LOCATION**** A semi-detached cottage situated fairly centrally in the village of Botesdale. The property benefits from a spacious lounge/diner, kitchen/breakfast room, one double and two single bedrooms, enclosed rear garden and allocated parking.

Location

Botesdale is a hugely popular location boasting an excellent range of shops and services including a primary school, health centre, Co-op store, it has two incredible pubs and other restaurants and takeaway outlets. Easy access to road links are nearby via the A143. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London.

Accommodation

Kitchen/Breakfast Room

10' 9" x 12' 5" (3.28m x 3.78m)

Rear aspect double glazed window and french doors leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, exposed beams, storage heater, spaces for fridge/freezer, washing machine, dishwasher and cooker.

Lounge/Dining Room

20' 1" Into Recess x 12' 10" (6.12m Into Recess x 3.91m)

Dual aspect double glazed windows, rear aspect door, laminate flooring, exposed brick fireplace housing a wood burning stove, under stairs storage cupboard and stairs leading to the first floor.

Landing

Front aspect double glazed window, carpet, loft hatch, exposed beams and doors to;

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m)

Dual aspect double glazed windows, electric storage heater and carpet.

Bedroom Two

10' 1" x 6' 10" (3.07m x 2.08m)

Rear aspect double glazed window, electric storage heater and carpet,

Bedroom Three

Irregular Shaped Room 6' 8" x 9' 11" Into Recess (2.03m x 3.02m)

Rear aspect double glazed window and carpet,

Bathroom

Dual aspect double glazed windows, low level flush wc, wash hand basin, heated towel rail, extractor fan, part tiled walls, recessed spot lights, exposed beams, paneled bath with mixer taps, shower attachment and electric shower above.





Outside

To the side of the property is allocated parking.

The garden is mainly laid to lawn with a paved patio area making this a great spot to relax and dine in throughout the summer months, access to a brick outbuilding, enclosed via fencing with gated access to the parking area.

Services

Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: B



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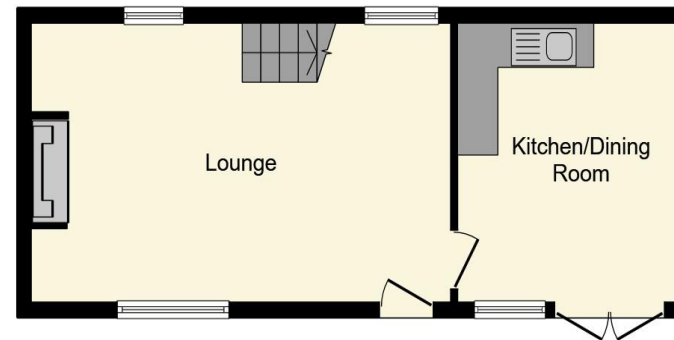
Back Hills Cottage Back Hills, Botesdale Diss

- Semi-Detached Cottage Situated In A Desirable Village
- Spacious Lounge/Diner With Wood Burner
- Kitchen/Breakfast Room With Spaces For White Goods
- One Double And Two Single Bedrooms
- Family Bathroom
- Enclosed Rear Gardens
- Walking Distance To Amenities
- Allocated Parking

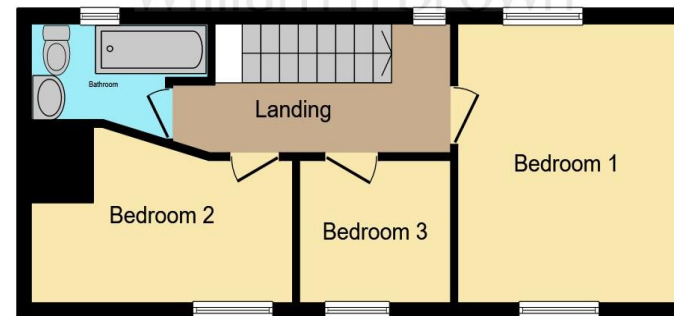
Tenure: Freehold EPC Rating: D

offers over

£250,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110468 - 0002

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