



**Back Hills Cottage Back Hills, Botesdale Diss IP22 1DW**

welcome to

## 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



***view this property online*** [williamhbrown.co.uk/Property/DSS110468](http://williamhbrown.co.uk/Property/DSS110468)



welcome to

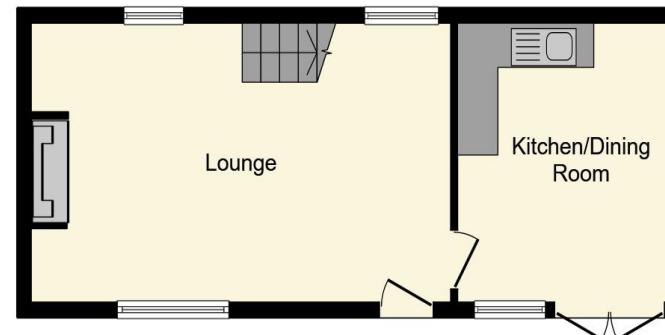
## Back Hills Cottage Back Hills, Botesdale Diss

- 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

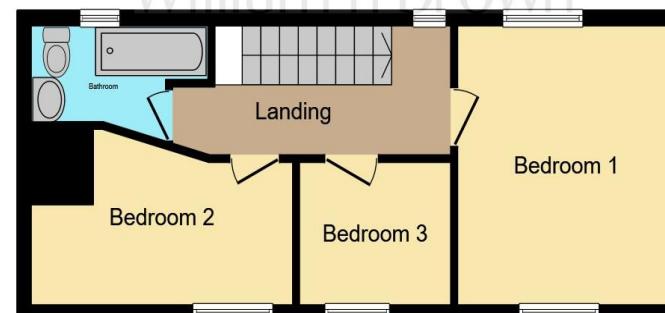
Tenure: Freehold EPC Rating: D

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](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/DSS110468](http://williamhbrown.co.uk/Property/DSS110468)



Property Ref:  
DSS110468 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



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