



The Limes Diss Road, Botesdale Diss IP22 1DD

welcome to

The Limes Diss Road, Botesdale Diss

A stunning detached family home features a bright lounge, integrated kitchen/breakfast room & utility. Four bedrooms, walk in wardrobe and ensuite, family bathroom & downstairs shower room. Externally, ample parking, a double garage, and a large enclosed garden with serene views. Peaceful & modern

Description

Nestled in the tranquil village of Botesdale, this Suffolk Barn Style detached family home offers the perfect blend of rural serenity and modern convenience. As you step through the front door, you are greeted by a spacious entrance hall that sets the tone for the home's airy and welcoming atmosphere. The expansive lounge is bathed in natural light, thanks to its dual aspect windows, providing a cozy retreat for family gatherings. The heart of the home is the integrated kitchen/breakfast room, which features a matching island and dual aspect windows, ideal for both casual meals and entertaining. Additionally is a convenient utility room and a shower room, along with a versatile fourth bedroom on the ground floor, perfect for guests or a home office.

Downstairs laid to wood effect porcelain giving the full output of the underfloor powered by the air source heat pump, as well as creating a beautiful flow between the rooms.

Ascending to the upper level, you will find three generously-sized bedrooms, each offering comfort and privacy. The master suite is a true sanctuary, complete with an ensuite bathroom and a walk-in wardrobe. The family bathroom serves the additional bedrooms, ensuring ample facilities for a growing family.

Upstairs is fully fitted with vented air conditioning in every room which can be programmed separately.

Outside, the property boasts ample off-road parking leading to a double garage, accessible from the house for added convenience. The large, enclosed rear garden is a haven for outdoor enthusiasts, offering plenty of space for hosting gatherings or

simply enjoying the serene woodland views. The house is nestled amongst trees with a woodland backdrop, the sounds of happy children from the sort after primary school and preschool school next door, with the nearby walking trails and the picturesque village setting, this home is an exceptional opportunity for those seeking a peaceful lifestyle with modern amenities.

Location

Botesdale is a charming village located in Suffolk, England, near the town of Diss. It is known for its picturesque setting and a strong sense of community.

The village features a mix of historic and modern buildings, with many traditional cottages and homes that reflect the architectural style of the region

Botesdale has several local amenities, including shops, a post office, and pubs, which cater to the needs of residents and visitors. The village is also home to a primary school, making it a family-friendly environment

Surrounded by beautiful countryside, Botesdale offers opportunities for walking and enjoying outdoor activities. The nearby Rickinghall, which is often mentioned alongside Botesdale, provides additional facilities and services. The village has a rich history and often hosts community events and activities, fostering a close-knit atmosphere among its residents.

Entrance Hallway

External double glazed door to front, double glazed window to side, external double glazed door to rear, internal doors to living room, kitchen/diner, bedroom four, shower room and garage, under





stairs cupboard.

Living Room

19' 8" x 13' 8" (5.99m x 4.17m)

Dual aspect windows to three sides with fitted shutters, wood burning stove and tiled flooring.

Kitchen/Diner

26' 10" x 17' max (8.18m x 5.18m max)

Dual aspect double glazed windows to three sides, bi-fold door to front, variety of wall and base units with worktops and 2 toned island, part vaulted with spot lights, butler sink, Rangemaster oven and hob with extractor, American fridge freezer, wood burner, air con and door to utility.

Utility

6' 9" x 5' 3" (2.06m x 1.60m)

Double glazed window to side, base units with stainless steel sink, space for washing machine and tumble dryer.

Bedroom Four

10' 2" x 10' 2" (3.10m x 3.10m)

Window to side aspect and tiled flooring with under floor heating.

Shower Room

Corner shower unit, low level WC, hand wash basin and tiled flooring,

Garage / Cartlodge

Double enclosed cartlodge is a substantial space for the owners preferred use, currently used as a large gym and storage.

Landing

Spacious landing area bathed in light from the 3 velux windows, doors to bedrooms and bathroom and carpeted flooring.

Bedroom One

13' 9" x 13' 9" (4.19m x 4.19m)

Double glazed window to front, with fitted shutters, walk in wardrobe, door to en-suite, air con, radiator and carpeted flooring.

En-Suite

Double glazed window to side, shower cubicle, low level WC and vanity hand wash basin.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to side, radiator and carpeted flooring.

Bedroom Three

13' 1" x 9' (3.99m x 2.74m)

Double glazed window to rear, radiator, loft which has been professionally boarded and shelves, with lighting and a pull down ladder providing mass storage and carpeted flooring.

Family Bathroom

Double glazed window to side, bath unit with shower attachment, vanity base units with low level WC and hand wash basin.

External

The main garden has the addition of pleached trees which provide full privacy in spring through to autumn, laid to lawn with two patio areas and raised flower beds.

Agents Note

6 Years NHBC Warranty Remaining

Built by Burgess Homes a well known local quality builder 4 years ago

Two newly fitted wood burning stoves

Newly fitted air conditioning unit with warranty remaining (programmed each room)

Loft which has been professionally boarded and shelves, with lighting and a pull down ladder



view this property online williamhbrown.co.uk/Property/DSS110656



welcome to

The Limes Diss Road, Botesdale Diss

- Well Presented Four Bed Detached House
- Double Garage & Ample Off Road Parking
- Modern Integrated Kitchen / Breakfast Room With Island & Utility
- Versatile Study/Bedroom Four
- Downstairs Shower Room

Tenure: Freehold EPC Rating: B

£600,000



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

view this property online williamhbrown.co.uk/Property/DSS110656



Property Ref:
DSS110656 - 0005

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.


william h brown



01379 644719



Diss@williamhbrown.co.uk



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



williamhbrown.co.uk