



Two Ways  
Botesdale | Diss | Suffolk | IP22 1DH



# SPACIOUS FAMILY HOME



A harmonious blend of modernity and tradition, this well-appointed four-bedroom home benefits greatly from its position and location. A private south-facing garden fills the detached house with light, while on the doorstep is one of the region's best set-up and beautiful villages which also happens to be within easy reach of several larger towns and cities.

An ideal package of calm and space but with easy connectivity farther afield – what's not to like?







# KEY FEATURES

- Beautiful four-bedroom detached family property
- Wonderful village location
- A large and social kitchen dining area
- Large double garage
- Utility room
- Modern downstairs wet room
- Walking distance to all amenities
- Parking for multiple vehicles
- Good sized mature garden
- No onward Chain

The width of the frontage is immediately noticeable with a grass area to the left of the house offering potential for even more than the already ample parking. Set in its own plot, this solid and spacious red-brick house from the mid-1980s offers a practical modern layout combined with the occasional nod to the historic vernacular in leaded lights and dado rails or in the Tudor timber effect in the kitchen-diner.

## Step Inside

An extended canopy over the part-glazed front door leads straight into the central hallway, though you might well enter through the garage with its electric up-and-over door. To your right is surprisingly large sitting room of not far off 320 square feet! A wide window (and they are wide throughout) at the front of the house and sliding French doors to the rear mean light throughout the day. A modern fireplace of beautiful pink marble has a working hearth with, currently, an electric fire though you might easily install a wood-burner. Of special note are the decorative wall panels which subtly draw the space together. This room will really come into its own when entertaining in summer with the doors to the garden opened wide.

## Practical Matters

Crossing the hallway brings you to the kitchen and dining room which are connected through what resembles the sort of open studwork often seen in much older buildings. Dark beams cross the kitchen ceiling, Tudor-style, though the fitted units are decidedly from the modern age. These run around two sides of the room offering plenty of storage and counterspace, though yet more is provided by the adjoining utility, a space so generous it's better described as a second kitchen. Banquettes with storage beneath provide an informal place to sit and eat in the kitchen while on the other side of the half-height wall the dining room has space for a larger table. These two rooms, together with the utility, make a wonderfully accommodating and flexible entertaining suite. Also on the ground floor of this well-planned and practical home is a large and fully tiled wet room.







# KEY FEATURES

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## Upstairs

Stairs from the central hall lead in a straight run to the landing and four double bedrooms, all with plentiful closet space. To the front of the house, a bedroom has been made into a useful workroom with a long built-in desk, though this could be simply removed if not wanted. The family bathroom is fully tiled and comprises bathtub, sink, WC and bidet on one side of an informal partition, on the other side of which is a shower stall. It also has a second door directly from the master bedroom.

## Outside

The wide south-facing garden is well grown and has a feeling of seclusion and security, being behind lockable gates to the side. Paving stones skirt the immediate rear of the building, making a sunny terrace which gives onto grass. Mature hedges at the boundaries envelop the space and contribute to the sense of privacy here – a wonderful place for children to play or for summer garden parties.

## On the doorstep

Botesdale and Rickingham join together to make a substantial and well-served village where a large number of historic houses lend considerable visual appeal. The health centre and primary school are in immediate proximity while within a few minutes' walk are two ancient pubs - The Greyhound and The Bell Inn. There is also a small supermarket, a school, an art café, a fish and chip shop and a Chinese restaurant. Two village halls offer pilates, dancing, keep-fit and yoga as well as a monthly country market.

## How far is it to

Connectivity is very good with Diss just six miles away, and Stowmarket a 20-minute drive, both offering fast and frequent trains to London and Norwich. Historic Bury St Edmunds is within 13 miles and offers its historic cathedral, shopping, dining and theatre.

















































# INFORMATION

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## **Directions:**

From Diss head west on the A143 and turn off on to the Bury road towards Botesdale. As you come into Botesdale, The Drift is on your right. Turn in and the property is on your left.

## **What Three Words Location**

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///reception.tastes.ranks](https://reception.tastes.ranks)

## **Services, District Council and Tenure**

Oil Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available – BT is the current provider –but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for your chosen provider.

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check with your chosen provider.

Mid Suffolk District Council – Band E

Tenure: Freehold



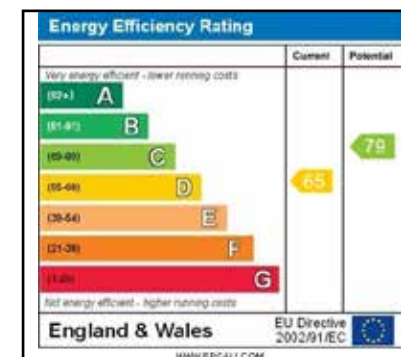
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Total Area: 184.3 m<sup>2</sup> ... 1984 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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# FINE & COUNTRY

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