



The Estate Agency Hub



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Property Brochure

6 Abbots Way, Botesdale, IP22 1FF



Key Features

- Offered With No Onward Chain!
- Executive Detached Three-Bedroom Flint House
- Built In 2022 By A High Quality Local Builder
- Open Plan Kitchen / Dining Room With Utility Room
- Master Bedroom With Built In Wardrobes & En-Suite
- Underfloor Heating Throughout Ground Floor
- Double Glazing & Air Source Heat Pump
- South Facing Private Enclosed Rear Garden
- Single Garage, Off Road Parking & EV Charging Point
- Sought After Village Location

Property Description

Constructed in 2022 by Burgess Homes, a respected local developer renowned for its quality craftsmanship, the property offers a high specification throughout, including an alarm system, air source heat pump, underfloor heating across the ground floor, solid oak internal doors, and Cat 5 internet connectivity throughout.

Internal accommodation features a welcoming entrance hall, a convenient ground-floor cloakroom, and a spacious living room with French doors opening onto the rear garden, creating a connection between indoor and outdoor spaces. At the heart of the home is an impressive open-plan kitchen and dining area, featuring a range of modern fitted units, integrated appliances, and French doors leading directly to the patio and enclosed rear garden. A separate utility room provides additional practicality. On the first floor, the master bedroom benefits from built-in wardrobes and a stylish en-suite shower room. There are two further spacious bedrooms and a family bathroom.

Outside, the private, south-facing walled rear garden is predominantly laid to lawn and complemented by a patio area, ideal for outdoor entertaining. A personnel door provides convenient access to the garage.







Accommodation:

Entrance Hall – Door to front aspect. Under floor heating and stairs to first floor landing.

Cloakroom – WC and wash hand basin. Under floor heating.

Lounge – 12'9" x 18'5" (3.94m x 5.64m) - Window to front aspect and doors opening onto rear garden. Oak effect flooring and under floor heating. Open fireplace with marble hearth and TV point.

Kitchen/Breakfast Room – 9'6" x 18'9" (2.94m x 5.75m) - Window to front aspect. Base units with bespoke work surfaces over, built in Indesit dishwasher, built in fridge and separate freezer, built in high spec Bosch double electric oven, Bosch induction hob and extractor over with LED lighting. Breakfast bar and door into utility room.

Utility Room – 7'3" x 5'4" (2.21m x 1.46m) - Window to rear aspect. Matching wall and base units with work surfaces over. Sink and drainer, plumbing for washing machine and space for tumble dryer. Under floor heating.

Dining Room – 13'8 x 10'8" (4.22m x 3.62m) - Window to rear aspect and doors leading into rear garden. Under floor heating.

First Floor Landing – Window to rear aspect. Spotlights and airing cupboard.

Bedroom One – 13'8" x 10'8" (4.20m x 3.29m) - Window to front aspect, built in wardrobes with oak sliding doors and radiator. Internet and TV socket.

En-Suite – Window to front aspect. WC, wash hand basin and shower cubicle. Heated towel rail and spotlights.

Bedroom Two – 12'9" x 10'0" (3.94m x 3.06m) - Window to front aspect and radiator. Loft access, internet and TV socket.

Bedroom Three – 9'6" x 7'4" (2.92m x 2.26m) - Window to rear aspect and radiator. Internet and TV socket.

Bathroom – Skylight window. Bath with shower over, WC and wash hand basin. Spotlights, shaving point and heated towel rail.

Outside:

Front: Lawned front garden enclosed by walling and entrance gate.

Rear: South facing enclosed lawned rear garden with patio area and two side access gates.

Garage: Electric up and over door, power and lighting. Security alarm and EV charging point.

Parking: Off-road parking is available directly in front of the garage.

Agents Note:

An annual service charge is payable for this property.

Utilities:

EPC Rating: B

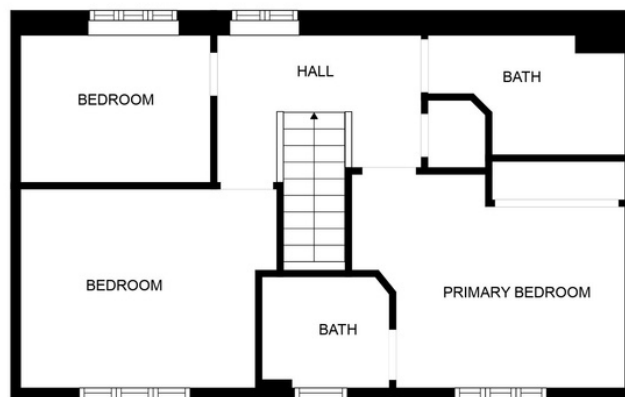
Council Tax Band: C

Local Authority: Mid Suffolk Council

Heating Type: Air Source Heat Pump

Mains Water & Mains Drainage

Floorplans



FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.