



**Warren Cottage Diss Road, Botesdale Diss IP22 1DD**

**welcome to**

## **Warren Cottage Diss Road, Botesdale Diss**

A high-spec, recently renovated three-bedroom detached home, offering spacious and flexible accommodation including a modern kitchen, lounge with open fireplace, and a ground-floor primary bedroom with en-suite. Set on a large plot with a generous garden and off road parking.

### **Long Description**

This beautifully presented three-bedroom detached home is set on a generous plot within the sought-after and peaceful village of Botesdale. Recently renovated throughout to a high specification, the property offers spacious, flexible accommodation ideal for modern family living.

The welcoming entrance hall sets the tone for the quality found throughout the home and leads to a stylish contemporary kitchen, fitted with integrated appliances and finished to an excellent standard. A separate utility room provides additional practicality. The spacious lounge features an attractive open fireplace and benefits from a door opening directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. Also on the ground floor is a convenient WC and a generous primary bedroom complete with a modern en-suite shower room, offering ideal ground-floor living.

To the first floor are two further spacious double bedrooms, both light and well-proportioned, along with a contemporary family bathroom fitted with a bath and separate shower, finished to a high standard. Externally, the property enjoys a large, mainly turfed garden complemented by a small decking area, offering an excellent space for outdoor dining, relaxation, and enjoying the sunshine. The garage has been thoughtfully converted into a gym, ideal for fitness enthusiasts or adaptable as additional versatile space. A separate workshop outbuilding provides further practical storage or hobby accommodation. Additional benefits include off-road parking and the property's position within a quiet village setting, conveniently located close to local amenities. This impressive property combines high-quality finishes, generous living space, and a tranquil setting—making it a fantastic opportunity for a range of buyers.

### **Entrance Porch**

Front door, window to side aspect, hard flooring.

### **Entrance Hall**

Radiator, under stair storage, tiled flooring.

### **Cloakroom**

Window to front aspect, radiator, w/c, wash basin, tiled flooring.

### **Lounge**

Window to side aspect, open fire place, two radiators, door to rear, hard flooring.

### **Kitchen**

Window to front and rear aspect, wall and base units, spot lights, integrated appliances, ceramic hob, tiled flooring.

### **Utility Room**

Window to front aspect, base units, built in sink, tiled flooring.

### **Landing**

Storage cupboard, radiator, loft hatch, carpet flooring.

### **Bedroom 1**

Window to rear aspect, radiator, access to ensuite, hard flooring.

### **Ensuite**

W/C, wash basin, shower, heated towel rail, spot lights, hard flooring.

### **Bedroom 2**

Window to side aspect, radiator, hard flooring.

### **Bedroom 3**

Window to rear aspect, radiator, hard flooring.

### **Rear Garden**

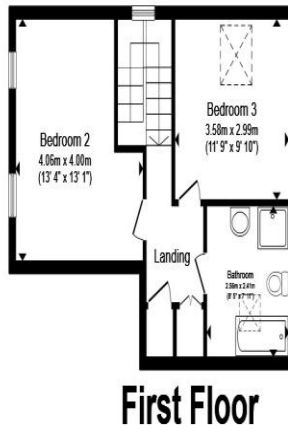
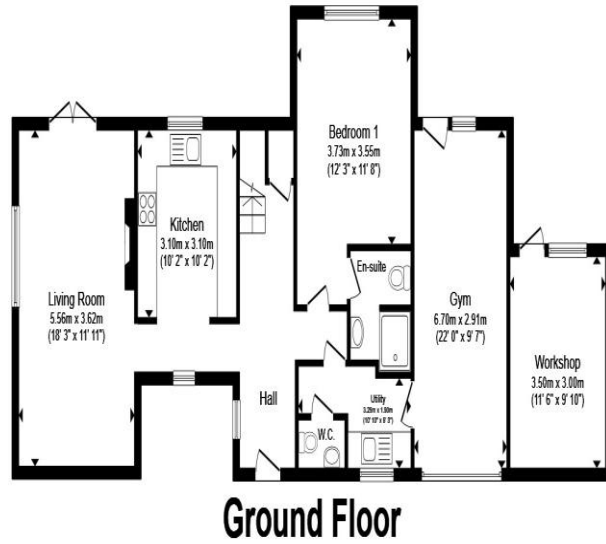
Mainly laid to turf, small decking area, fence for boundary, workshop.

### **Parking**

Off road parking

### **Garage / Gym**

Manual door to front aspect, window to rear, door to rear garden, spot lights.



Total floor area 139.2 m<sup>2</sup> (1,498 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

**Warren Cottage Diss Road,**

**Botesdale Diss**

- Beautifully presented three-bedroom detached house
- Recently renovated throughout to a high specification
- Modern kitchen with integrated appliances and separate utility room
- Spacious lounge featuring an open fireplace and garden access
- Ground-floor primary bedroom with contemporary en-suite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£500,000**



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