



The Street, Botesdale - IP22 1BX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Botesdale, Diss

NO CHAIN! Presenting an IMPRESSIVE PERIOD HOME in the heart of Botesdale, this substantial SEMI DETACHED PROPERTY offers over 2100 SQFT (stms) of beautifully arranged accommodation and is offered with NO CHAIN, ensuring a smooth and swift purchase process. Step through the welcoming entrance hall and discover THREE SPACIOUS RECEPTION ROOMS, filled with natural light and perfect for relaxing or entertaining, each boasting charming original features and generous proportions. The extended KITCHEN/DINING ROOM is a true highlight, showcasing a VAULTED CEILING and ample space for family gatherings, with the addition of a WOODBURNER. You will also find generous storage, a W/C and a CELLAR. Heading up to the first floor there are FOUR GENEROUS BEDROOMS which provide comfortable retreats, complemented by TWO WELL-APPOINTED BATHROOMS (including a stylish family bathroom and a convenient en-suite shower room), ensuring flexibility for families or guests. The property's thoughtful yet traditional layout creates a wonderful sense of flow, with high ceilings, large windows, and period detailing throughout. Located in a SOUGHT AFTER VILLAGE, this property combines the best of traditional character with modern comforts, making it an exceptional choice for those seeking space, privacy, and a welcoming community.



Outside, you will find a charming COURTYARD providing a private spot for morning coffee or evening relaxation (ideal for alfresco dining or container gardening). Beyond the courtyard, a SEPARATE LAWNED GARDEN provides a generous, sun-filled space perfect for children to play, pets to roam, or for keen gardeners to create their own oasis. The property benefits from DRIVEWAY PARKING and a GARAGE, ensuring ample space for vehicles and additional storage (bikes, tools, or outdoor equipment).

Council Tax band: E

Tenure: Freehold

- No Chain!
- Impressive Period Semi-Detached Home In The Heart Of Botesdale
- Over 2100 SQFT Internally (stms)
- Three Reception Rooms, Kitchen/Dining Room With Vaulted Ceiling, Cellar & WC
- Four Generous Bedrooms, Ensuite & Family Bathroom
- Courtyard & Separate Lawned Gardens Beyond
- Driveway Parking & Garage
- Sought After Village Location

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich.



The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists. The cathedral city of Norwich lies some 30 miles to the north and the historic town of Bury St Edmunds to the west (approx 15 miles) offering access to A14 connecting to Cambridge and the M11.

SETTING THE SCENE

Approached via the Street in the heart of Botesdale, the main entrance door to the front is found off the pavement. To the side is a shared driveway with a right of access leading to the parking and garage with the lawned gardens beyond that. Off the shared driveway there is access into the courtyard to the rear of the house.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a stunning entrance hallway with a staircase leading to the first floor with a door beyond to the inner hallway. In either direction off the hallway there is an equally sized reception room. One is used as the main sitting room with fireplace and woodburner as well as fitted storage, high ceilings and sash windows. The room to the other side of the hallway is used as a snug with another fireplace. The inner hall provides a back door to the courtyard as well as a door to the dining room and a door to the kitchen/dining room. The dining room again offers a period fireplace and fitted storage. The traditional yet extended kitchen offers a vaulted ceiling as well as various fitted storage and access to the cellar. Within the dining area there is a fireplace housing a woodburner as well as a door to the w/c. The kitchen offers a range of base level units with wooden worktops over as well as central island. There is integrated eye level ovens, gas hob, and space for all other white goods.

Heading up to the first floor galleried landing, there is natural light in abundance. There are four bedrooms off the landing as well as the main family bathroom. One of the bedrooms to the rear is a single with the other three all generous doubles with period features. The largest room also benefits from an en-suite shower room and w/c. The impressive main family bathroom provides a four piece suite with corner bath, separate shower, w/c and hand wash basin.

FIND US:

Postcode : IP22 1BX

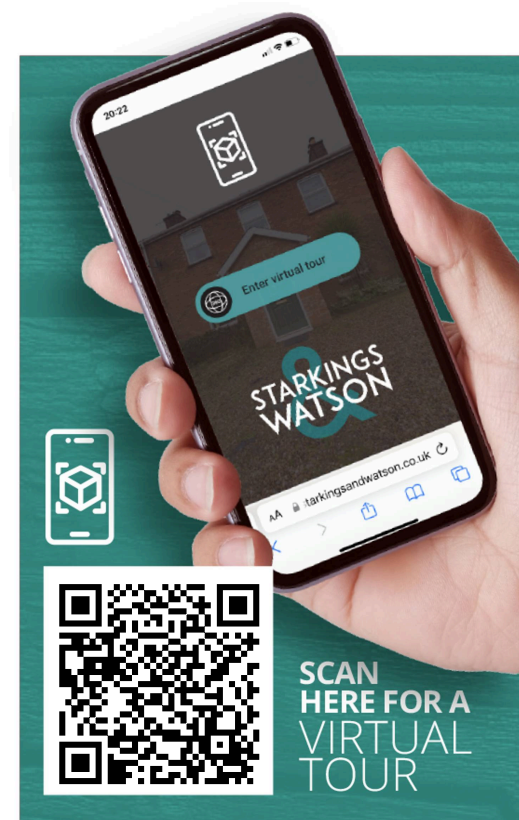
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the driveway access to the side is shared with the neighbours with a right of access. The lawned garden is found beyond the driveway separate to the house. The property is not listed.



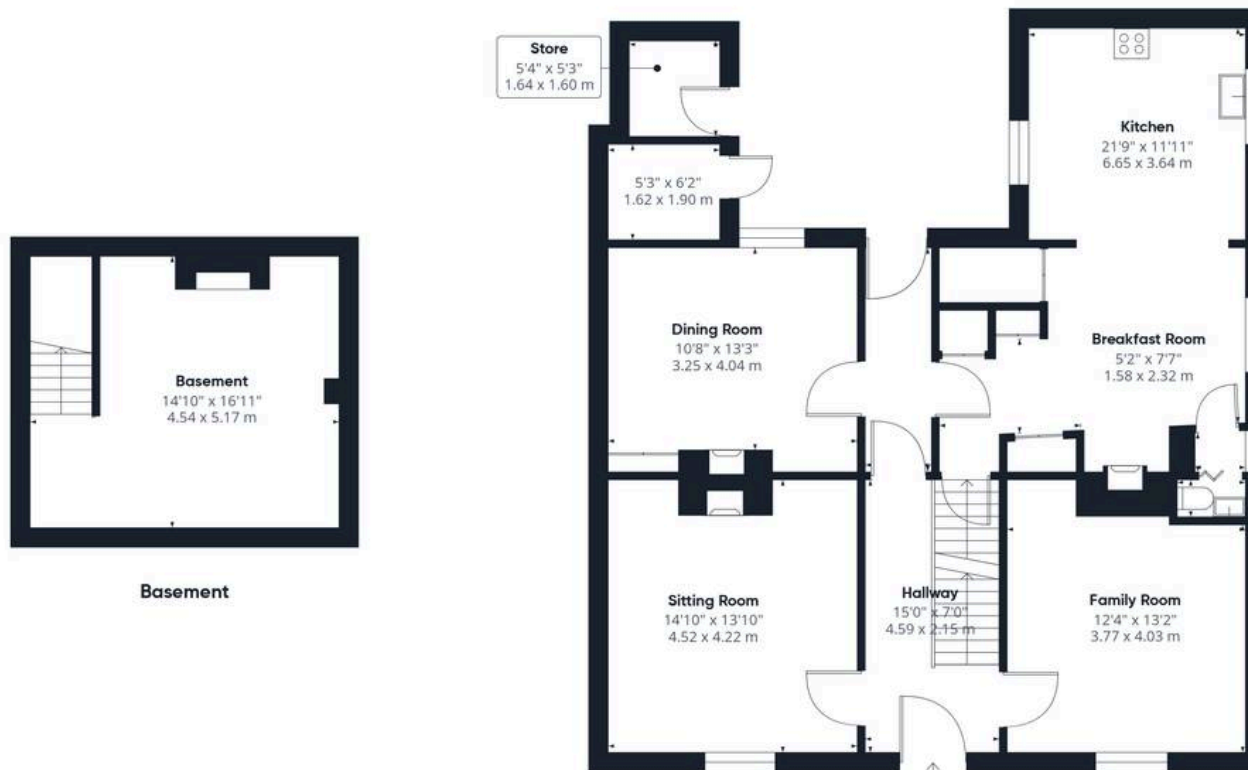




THE GREAT OUTDOORS

Externally, leading off the driveway to the rear, there is a garage with an electric roller door. Adjacent to the garage you will find a pedestrian gate that leads to a larger garden space that is mostly laid to lawn and possesses a good deal of privacy and offers an excellent entertaining space with mature trees and shrubs surrounding. Immediately from the rear of the house there is a courtyard garden that has outbuildings for storage. The courtyard provides the perfect secluded space for a morning coffee with access to the rear shared driveway.





Basement

Ground Floor



Floor 1



Approximate total area⁽¹⁾

2156 ft²
200.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.