

Bridewell Lane, Botesdale, Diss

Sheridans









Bridewell Lane, Botesdale, Diss IP22 1DS

Guide Price £440,000

Offered with no onward chain, this attractive link-detached family home enjoys a peaceful village setting with convenient access to local amenities. Built in the 1990s, the property offers generous off-road parking, garage and a versatile layout, appealing to a range of discerning buyers. Beautifully designed to connect the interior with the garden beyond, the home offers a bright, welcoming living space that is perfect for both everyday living and entertaining.

Constructed of traditional brick with rendered elevations beneath a tiled roof, the property is entered via a welcoming entrance hall with access to a convenient cloakroom with wash hand basin and WC. At the heart of the home is a stylish contemporary kitchen, fitted with a range of cupboards, wooden work surfaces, double oven, hob and space for additional appliances. The kitchen flows seamlessly into the spacious dining room, which in turn opens through double doors into the bright and airy sitting room. Featuring a fireplace, wooden flooring and French doors opening onto the rear patio, this inviting space effortlessly blurs the boundary between indoors and out, creating a wonderful environment for entertaining and making the most of the garden throughout the seasons. A generous double aspect study offers excellent flexibility and could equally serve as a snug, playroom or ground floor bedroom, depending on individual requirements.

The first floor provides a spacious landing with an airing cupboard and access to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the fourth bedroom is fitted with wardrobes and is currently used as a dressing room by the present owners. The remaining bedrooms are served by a contemporary family shower room comprising a shower cubicle, wash hand basin and WC.

Further benefits include aluminium-framed double-glazed windows, replaced in 2022, together with oil-fired central heating.

Outside

Outside, the property is approached via a generous gravel driveway providing parking for several vehicles and leading to the garage, which benefits from an up-and-over door, power, lighting and courtesy door to the rear garden. Planted borders and a mature retaining hedge enhance the frontage, creating an attractive approach while providing a good degree of privacy. The fully enclosed rear garden is of a generous size and features a patio immediately adjoining the sitting room, complete with a timber pergola, providing the perfect setting for al fresco dining and seamlessly extending the living accommodation outdoors. Steps lead to the lawned garden, with a block-paved pathway continuing to a further patio area, ideally positioned to enjoy views across the surrounding open countryside. Completing the garden is a superb detached studio with French doors, windows to three aspects, power and lighting. Offering exceptional versatility, it lends itself equally well to use as a home office, creative studio, gym or peaceful retreat, providing a wonderful space to work, pursue hobbies or simply relax while enjoying the beautiful garden setting.

Location

Enjoying a discreet position, the property offers a peaceful setting while remaining within easy walking distance of an excellent range of local amenities. Botesdale and neighbouring Rickinghall are regarded as some of the area's most sought-after and well-served villages, ideally positioned close to the Norfolk–Suffolk border. Together, the villages provide a superb range of facilities including a convenience store, two popular pubs serving food, dentist, hairdressers, sports facilities, play parks, an active village hall, doctor's surgery and a highly regarded primary school. The nearby market towns of Diss and Bury St Edmunds offer a wider selection of shopping, leisure and educational facilities. Diss also benefits from a mainline railway station with regular direct services to Norwich and London Liverpool Street, making the location particularly appealing for families, professionals and commuters seeking a countryside lifestyle with excellent connectivity.

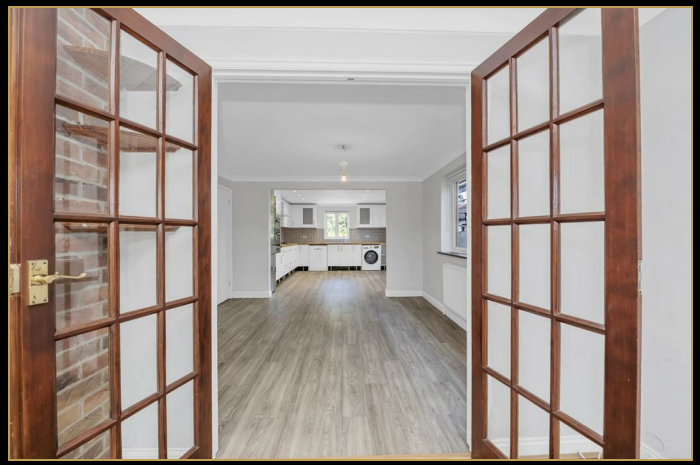
- CHAIN FREE
- Spacious versatile accommodation
- 3 reception rooms
- Double bedrooms
- 2 shower rooms & cloakroom
- Ample driveway parking
- Garage
- Garden with countryside views
- Garden studio
- Easy access to village/amenities

Directions

3 What Words ///finds.pampered.disputes

Services

Mains electricity, water and drainage. Oil fired central heating.
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk





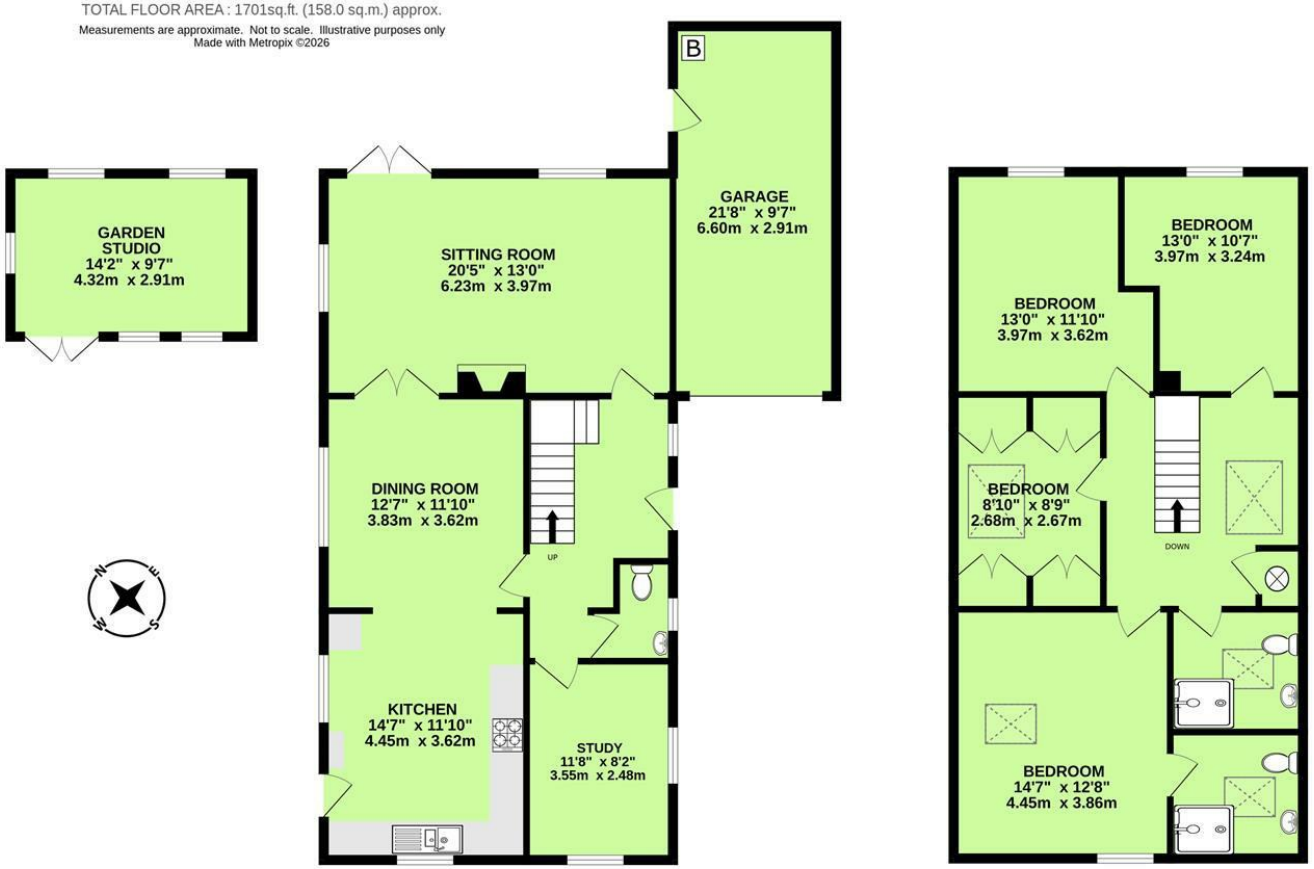


GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1701sq.ft. (158.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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