



Back Hills | Botesdale | IP22 1DW

Asking Price £300,000

twgaze

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A beautifully refurbished two-bedroom cottage combining charming period character with stylish modern finishes throughout. Featuring exposed beams, lime plasterwork and a thoughtfully designed interior, the property offers bright and well-proportioned accommodation alongside generous parking and an attractive enclosed garden. Ideally suited for those seeking a character home ready for immediate occupation.

- Charming period cottage with exposed beams and character features
- Walled off-road parking area for up to four vehicles
- Easy access to Bury St Edmunds and train links to London from Diss
- Bright and inviting living room
- Blend of character charm and modern presentation throughout
- ****Viewing highly recommended****

Location

The property is nicely set back along Back Hills. The joined villages of Rickingham and Botesdale are host to a surprising range of local amenities, including a primary school, health centre, local supermarket, public houses, Chinese take-away and chip shop. The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The undulating countryside and quiet lanes surrounding Botesdale and Rickingham are ideal for walkers and cyclists.





Property

This charming two-bedroom cottage has been newly and comprehensively refurbished throughout, blending character features with tasteful contemporary finishes. Upon entering the property, you are immediately welcomed by an abundance of exposed beams, beautifully complemented by fresh lime plasterwork which enhances the cottage's period appeal. The living room is bright and inviting, offering a comfortable and characterful reception space with a large inglenook fireplace furnished with a wood burner offering a focal point. Leading through from the sitting room is the well-appointed kitchen, fitted with a good range of units finished in a modern green tone, creating a stylish yet sympathetic feel in keeping with the property. To the rear of the kitchen is a highly useful lean-to utility room, providing space for white goods and additional storage, whilst also offering direct access to the rear garden. The first floor comprises a spacious principal double bedroom featuring an exposed brick decorative fireplace, adding further charm and individuality to the room. The second bedroom enjoys an outlook over the front aspect and would serve equally well as a single bedroom, nursery or home office. The current owners have cleverly maximised the space by exposing the roofline to create an attractive vaulted ceiling with a useful mezzanine storage area above.

Outside

Externally, the property continues to impress with an attractive walled parking area providing off-road parking for up to four vehicles. A pedestrian pathway leads past an appealing flint wall and a useful brick-built store before steps rise to the enclosed rear garden. The garden itself is predominantly laid to lawn with well-stocked border edges, creating an attractive and manageable outdoor space. Positioned at the far end of the garden is a timber shed providing additional external storage.

Services: Mains water and electric are connected to the property. Mains Drainage.

How to get there: What3words: ///mouths.flops.arrival

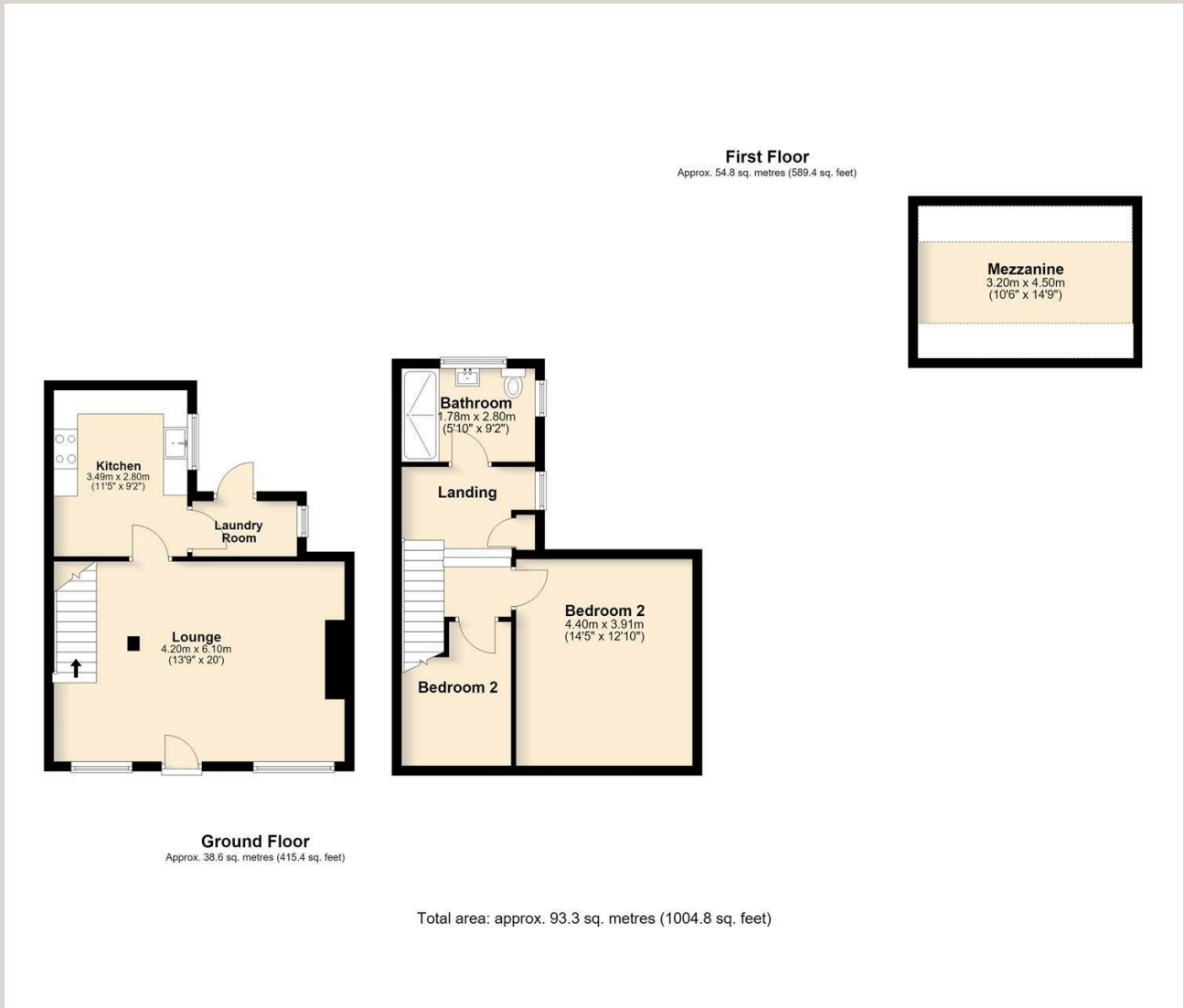
Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20210



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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