



The Haywood
Botesdale

Guide Price £550,000

LACY SCOTT
& KNIGHT
est. 1869

The Haywood

Bridewell Lane | Botesdale | Diss | IP22 1DS

Bury St. Edmunds 18 miles, Diss 7

An individual, four bedroom detached bungalow in a secluded, private setting in the popular village of Botesdale

Entrance Hall | Sitting Room | Dining Room | Utility Room
Four Bedrooms | En Suite Shower Room | Family Bathroom |
Double Garage | Parking and Delightful Generous Rear
Garden |

The Haywood

The Haywood is a substantial 4 bedroom detached bungalow, which is constructed in the early 1990's on generous individual plot in a perfect location, tucked away in a secluded position in the sought after and very well served village of Botesdale. The property is being sold with no onward chain.

The property has not been substantially amended since its original construction, so would benefit from some updating, but provides an opportunity to create an impressive and desirable home.

At the rear of the property there is a 26' sitting room which enjoys views over the delightful rear garden and the paved courtyard making this an ideal space for entertaining and al fresco dining.

The principal bedroom has fitted double wardrobes, together with an en suite shower room and there are three additional bedrooms together with a family bathroom.



The double garage has power and light and there a personal door into the utility room.

Outside

The property is approached over a long drive leading to the double garage. The garden to the rear of the property is, in the main, laid to lawn with some mature shrubs and offers a high degree of privacy.

Location

Botesdale is a popular, well served village and offers good facilities including a supermarket, two public houses, take away restaurants, medical centre, dentist surgery and popular primary school which also has a nursery.

The town of Diss is located 7 miles away which offers excellent range of schooling, shopping, cultural and recreational facilities, as well as the mainline train station with regular and direct links into Norwich and London Liverpool Street.

There are many opportunities to explore the Suffolk countryside with the numerous walks in the area.

Services

Mains water, drainage and electricity are connected. The heating is provided by an oil fired boiler and serves radiators in all the principal rooms.

Local Authority

Mid Suffolk District Council

Method of Sale

The property is offered for sale as a whole with vacant possession upon completion. There is no onward chain.

Agents Note

Under Section 21 of the Estate Agency Act 1979 Disclosure of Interest, please be aware that the property is owned by a relative of a member of staff of Lacy Scott & Knight.

Directions

From Bury St Edmunds head north east along the A143 passing the villages of Great Barton, Ixworth, Stanton and Wattisfield, take the turning signposted Rickinghall & Botesdale and continue along this road into the village of Botesdale.

Just before The Greyhound Public House, turn right into Bridewell Lane. Drive along this lane and you will find The Haywood on the right hand side.





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or on pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

The Haywood, Bridewell Lane, Botesdale, Diss, IP22

Approximate Area = 1776 sq ft / 164.9 sq m (Excludes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Laoy Scott & Knight. REF: 769864



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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