



5 Simonds Court
The Street
Botesdale
Diss, (Suffolk)
IP22 1BL

Offers Over: £425,000





- A striking character home with high ceilings set centrally within this ever-popular well-served village
- Kitchen/dining room, 2 receptions, 2 bath/shower, cloaks/utility
- Low-maintenance gardens, 2 covered parking bays, stores and off road parking
- Excellent countryside walks on the doorstep



Location

Botesdale is a pretty and highly sought-after village for all ages, being well served with a small number of shops, restaurants, a small Co-op supermarket, excellent doctors and dentist surgeries and public houses. The surrounding countryside is undulating and excellent for walking and cycling enthusiasts. Some 4 miles or so away lies the bustling market town of Diss with a wide range of shops including three national brand supermarkets, leisure and sporting facilities, schools and mainline railway station with a journey to London Liverpool Street taking around 90 minutes. The historic town of Bury St Edmunds lies some 20 miles to the west and the cathedral and cultural centre of Norwich some 30 miles to the north.



The Property

This handsome Grade II listed home has many character features – a fine chimney stack, inglenook fireplaces, exposed wall studs and generous ceiling heights which give a feeling of stature. It is also well appointed throughout. The kitchen boasts gloss-fronted cabinets and quartz worktops, softened with a touch of oak as a nod to the age of the property. There are high end side-by-side Samsung ovens, one with a rotisserie and both can be operated remotely. There is a five-ring ceramic AEG hob and discreet Elica extractor over and the LG fridge freezer is available by separate negotiation. There is multi-fuel burning stove set into the kitchen inglenook and a woodburning stove set into the inglenook in the living room which has French doors out to the front garden. Leading off is the garden room with double doors out to the garden. Leading off is the cloakroom/utility which originally housed a shower cubicle, the plumbing remains and could easily be reinstated. The rear hall features a staircase with a pretty balustrade and unusually wide treads. The first floor landing gives access to two very generous bedrooms, one ensuite, a charming single bedroom and a bathroom with shower over the bath.

Outside

The terrace was once owned by the Simonds family who ran their bus station business from the premises. The building was converted approximately 15 years ago into four residential dwellings. No 5 sits at the end of the terrace and is attached partly to the rear also. The front parking area which is accessed off The Street gives access to a cartlodge parking bay (middle) with store to the rear.

A picket fence with gate opens into the front garden and there is pedestrian access to the rear garden via Oswald Mews where there is a further covered parking bay. The south facing rear garden has been landscaped with low maintenance in mind. Being south facing it makes for a wonderful sun trap.

All in all this is a perfect home for those wanting to live in a thriving village with excellent health facilities and an active community.

Services

Mains water, drainage and electricity are connected to the property. Electric wall heaters and immersion for hot water.

Directions

From Diss proceed west on the A143 towards Bury St Edmunds, taking the right hand turned signed Botesdale, Rickinghall and Redgrave. At the sharp right hand bend bear left into the village of Botesdale and Simonds Court will be found in just under half a mile on the left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 18830/RV



Important Notice

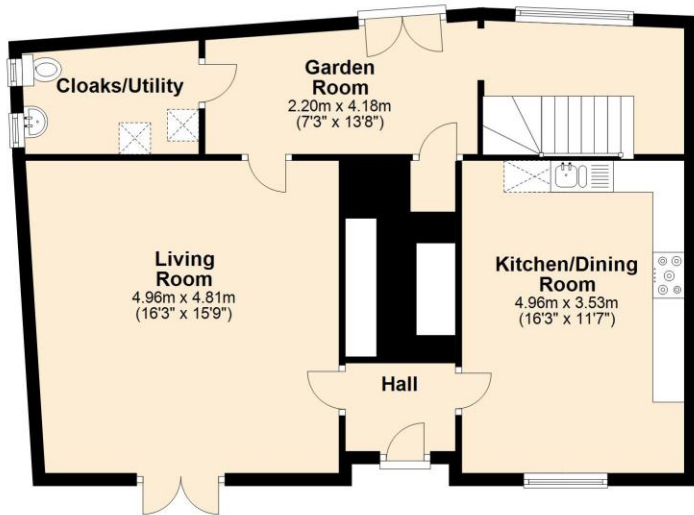
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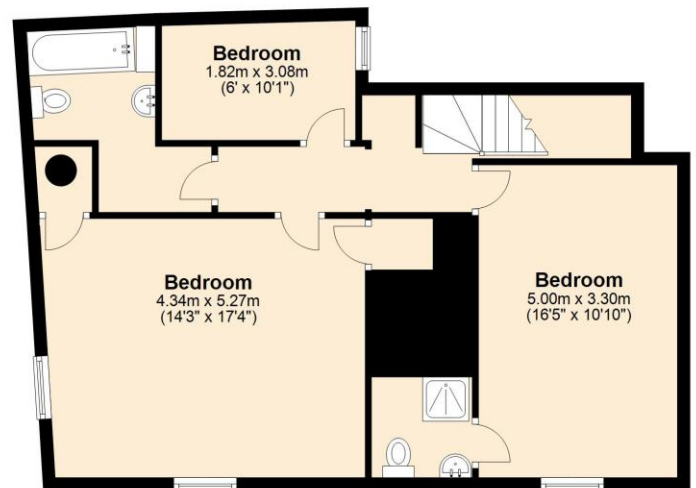
Ground Floor

Approx. 70.2 sq. metres (755.9 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.3 sq. feet)

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