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Diss Road,
Botesdale, Nr Diss Norfolk

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ESTATE AGENTS

Situated on a generous plot on the edge of the sought-after village of Botesdale, this spacious detached bungalow requires updating and modernising and is being offered to the market with no onward chain.

Diss Road, Botesdale

Accommodation comprises briefly:-

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Single Garage
- Outbuilding incorporating utility room and two log stores
- Timber shed/workshop with power and light
- Mature gardens
- Fully double glazed throughout



The Property

A Upvc front door opens into the spacious entrance hall with cloaks cupboard and access to the loft space. A glazed door on the left leads into the sitting/dining room which is triple aspect with an open fireplace. The kitchen overlooks the rear garden and is fitted with a range of wall, base and drawer units, an airing cupboard housing the hot water tank and water softener, pantry cupboard and free standing oil fired boiler (not in use). There are three double bedrooms, all with built-in wardrobe cupboards and bathroom comprising panelled bath, wash basin and WC.

Outside

Double gates open into the front garden to the garage with up and over door, power and light connected and personal door leading out into the rear garden. The front garden is mainly laid to lawn with a variety of mature trees and shrubs. Attached to the garage is a range of outbuildings including a utility room and two log stores. A covered area between the outbuilding and the bungalow with double timber doors leads in the rear garden which is fully enclosed and mainly laid to lawn with a timber shed/workshop with power and light connected.



Location

The village of Botesdale is highly regarded as one of the most desirable places to live locally, having excellent facilities and amenities. The adjoining village of Rickingham also provides an excellent range of facilities and the two villages offer a Co-operative supermarket, primary school, doctors, dentist, church, take aways, pubs and other independent shops. Diss (located 6 miles away) offers further facilities and a train station with frequent trains to Norwich, Ipswich and London Liverpool Street. 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.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating (the boiler is not in use) and storage heaters.

Mains drainage, water and electricity are connected.

EPC Rating: TBC

Local Authority:

Mid Suffolk District Council

Council Tax Band: D

Postal Code: IP22 1DD

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £330,000

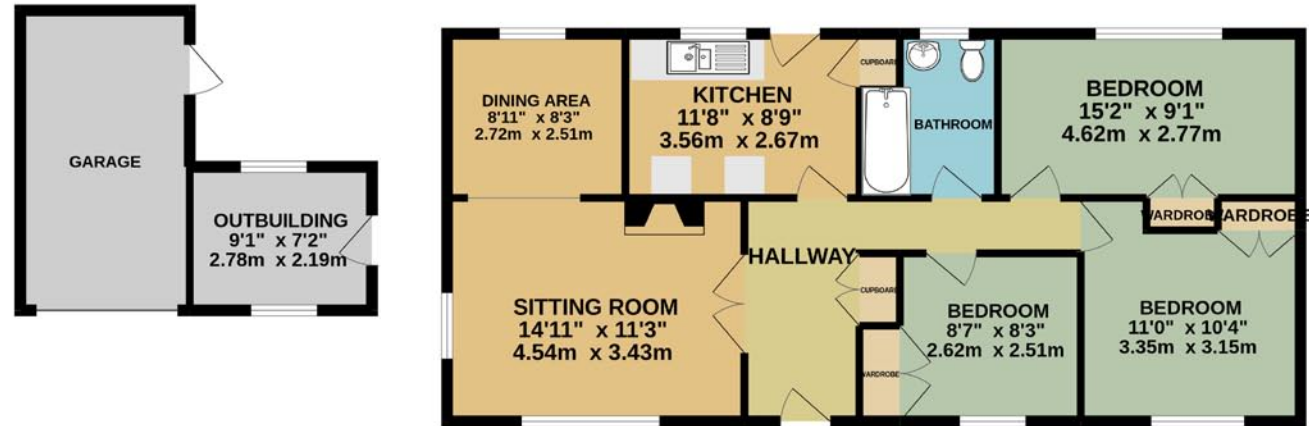
Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

GROUND FLOOR 1017 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01379 882535

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