

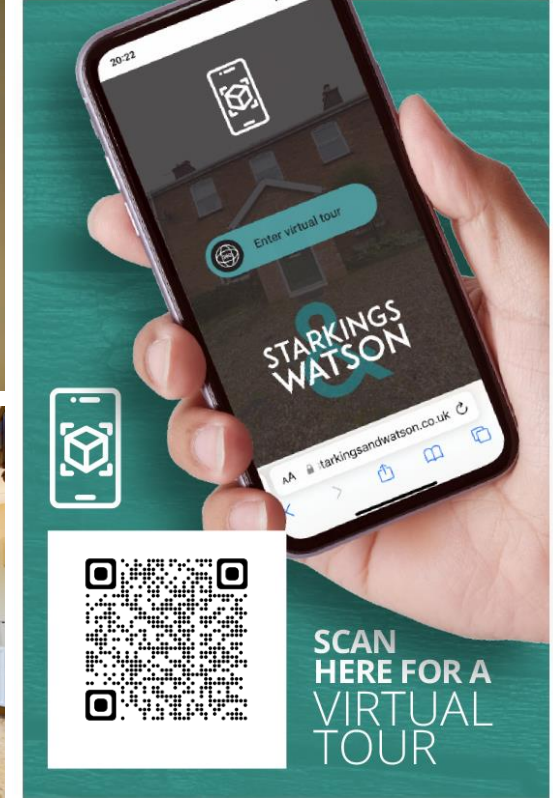
BRIDEWELL LANE

Botesdale, Diss IP22 1DS

Freehold | Energy Efficiency Rating : C

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PROPERTY



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STARKINGS
WATSON

- Detached Chalet Style Home
- Separate Annexe Above Garage
- Triple Garage
- Four Receptions In Total
- Six Bedrooms & Three Bathrooms
- Very Flexible Accommodation
- Generous Plot, Driveway & Studio
- Sought After Village Location

IN SUMMARY

Situated within the SOUGHT AFTER VILLAGE of BOTESDALE within a quiet and tucked away location you will find this DETACHED CHALET STYLE HOME offering EXTENSIVE ACCOMMODATION suitable for MULTI-GENERATIONAL LIVING. There is a substantial detached home built by the current vendor in the 1970's extending to approximately 1650 SQ FT (stms) as well as a detached TRIPLE GARAGE / WORKSHOP with separate ANNEXE above. The total accommodation extends to over 2700 SQ FT (stms). The house itself offers FOUR/FIVE BEDROOMS depending on the layout with a flexible THREE RECEPTION ROOMS, utility, BESPOKE FITTED KITCHEN/BREAKFAST ROOM and two bathrooms. The annexe is self contained with a shower room, kitchenette, sitting room and double bedrooms. Externally there is extensive garaging and DRIVEWAY PARKING as well as PRIVATE GARDENS and an external studio/office/gym.

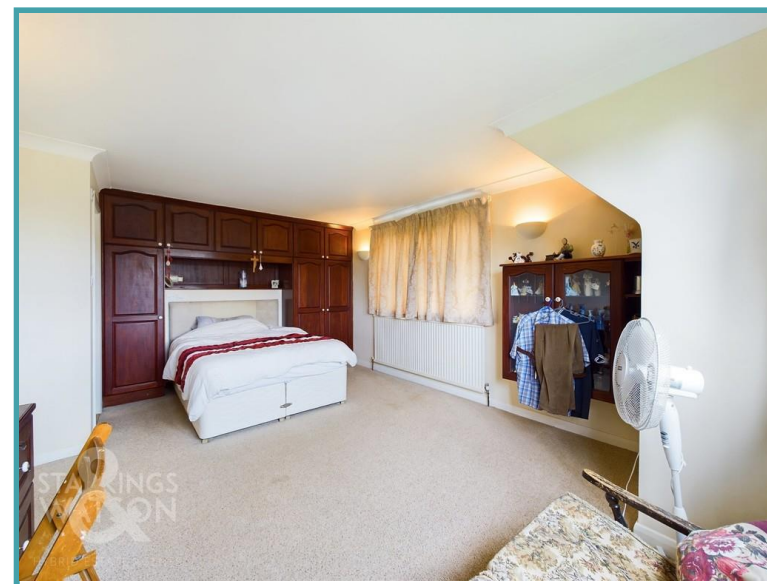
SETTING THE SCENE

Approached via a hard standing driveway leading around the back of the house providing ample off road parking leading to the rear triple garage/workshop and car port. The driveway provides space for a number of vehicles off road. To the front there is a well kept front garden which is mainly laid to lawn with a range of extensive shrubs and planting. The frontage offers paved access to the rear as well as the

traditional front door also. To the rear off the driveway there is another main access door leading to the utility/lobby.

THE GRAND TOUR

Entering via the main entrance door to the front you will find the main central hallway with wood effect flooring. The first room to the right is the family bathroom, fully tiled with separate bath and shower cubicle. Beyond is a small lobby leading to the ground floor bedroom with ample built in storage and double doors leading out to the front garden. On the opposite side of the hallway is the sitting room with large window to the front and a feature fireplace housing a wood burner as well as the stairs to the first floor landing. The sitting room gives access to the study room beyond with a dual aspect and plenty of built in storage. Also accessed from the central hallway is the dining room overlooking the rear and then kitchen/breakfast room which has been recently completely re-fitted with a bespoke wooden built kitchen and solid wood worktops over. The kitchen offers double eye level ovens, dishwasher, fridge freezer and electric hob as well as built in storage. The kitchen provides access to the utility room beyond offering a range of units and space for the washing machine as well as rear access to the driveway. There is also a further lobby/storage room beyond the utility with extensive built in storage. Heading up to the first floor landing, the main bedroom is found to the right with dual aspect and built in bedroom furniture. the main bedroom also offers an en-suite shower room. There is then a separate upstairs w/c accessed from the landing as well as a bedroom to the front with built in storage and then two bedrooms linked to the rear providing an ideal space for a teenager with one room currently used as a sitting room in addition to the bedroom beyond. Heading over to the annexe above the garage, the annexe has its own access from the driveway with stairs leading straight upstairs. Initially there is a lobby with storage leading to a shower room and then the kitchenette beyond. The kitchen offers some storage units as well as electric oven and hob and



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space for white goods. Beyond the kitchen is the sitting/dining room with the bedroom found beyond this.

THE GREAT OUTDOORS

The property is approached by a hard standing driveway partly shared with the neighbour which leads up to the detached triple garage and car port with annex above. The driveway provides parking for multiple vehicles and is currently being used as a workshop with the relevant planning permission in place. The rear garden is accessed from a gate behind the carport and is mainly laid to lawn with an area that has been sectioned off for a vegetable plot with polytunnel. There is also a wild garden area, potting shed and further raised beds. There is a large brick-built summerhouse also found within the garden with power, lighting, and heating which the current owners are currently using as a gym but could be an ideal home office.

OUT & ABOUT

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The area is surrounded by pleasant countryside, villages, and quiet lanes, ideal for walkers and cyclists. The cathedral city of Norwich lies some 30 miles to the north and the historic town of Bury St Edmunds to the west (approx 15 miles) offering access to A14 connecting to Cambridge and the M11.

FIND US

Postcode : IP22 1DS

What3Words : //edit.kitchens.whiplash

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there are solar panels and PV solar for the hot water. The solar panels are producing approximately £500-£600 PA.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



Floor 1 Building 2

Approximate total area ⁽¹⁾
2780.71 ft²
258.34 m²

Reduced headroom
48.39 ft²
4.50 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.