

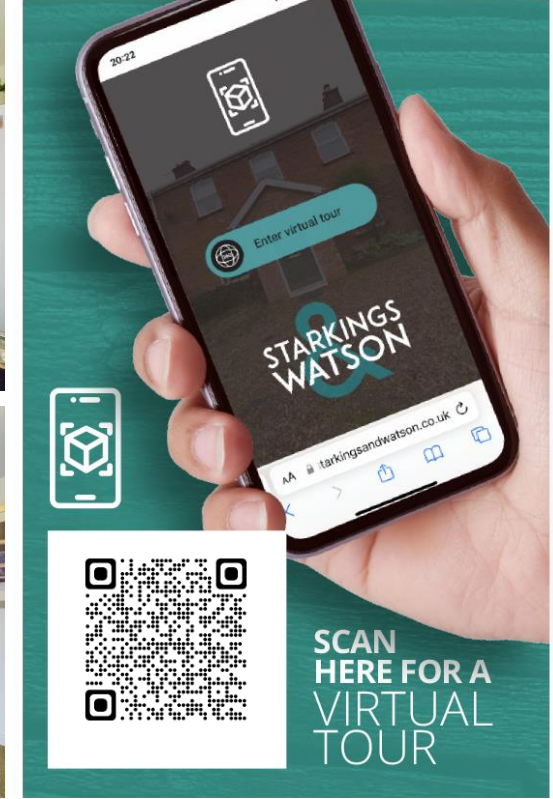
CHAPEL LANE

Botesdale, Diss IP22 1DT

Freehold | Energy Efficiency Rating : TBC

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FOR SALE
PROPERTY



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**STARKINGS
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- Detached Home
- Quiet Position Within Popular Village
- Three Generous Reception Rooms
- Stylish Modern Kitchen
- Three/Four Bedrooms
- Re-Fitted Bathroom & En-Suite
- Private & Enclosed Gardens
- Driveway Parking & Garage

IM SUMMARY

Located within a QUIET POSITION within the sought after village of BOTESDALE you will find this INDIVIDUALLY DESIGNED DETACHED home presented in IMMACULATE ORDER. The house from the front looks smart but is deceptively spacious with 1500 sq ft (stms) and offers a good degree of PRIVACY with secure gates and a large shingled driveway. The driveway leads to a DETACHED GARAGE and a lovely lawned rear garden. Internally the house comprises a front reception room, separate sitting room with feature fireplace, a garden room and a modern STYLISH KITCHEN with BREAKFAST BAR as well as cloakroom. On the first floor there are THREE AMPLE BEDROOMS and a dressing room/fourth bedroom depending on configuration. You will also find a re-fitted main shower room and en-suite cloakroom off the main bedroom.

SETTING THE SCENE

From the roadside you will find a shingled area providing off road parking leading to secure gates onto the main driveway enclosing the plot. The shingled driveway leads down the side of the house to the detached garage with up and over door, power and light. To the front there is shingled and paved area suitable for table and chairs

with a pathway leading to the main door. You will also find an attractive exposed brick and flint wall.

THE GRAND TOUR

Entering via the main entrance door to the side off the driveway you will find a welcoming hallway with stairs to the first floor and built in understairs storage. There is also a w/c accessed from the hallway. To the front of the house you will find a large reception which could be used in a number of ways, currently set with the dining table, and a large fitted cupboard. The main sitting room overlooks the side and benefits from a brick built feature fireplace with alcove storage. There are double doors leading into the garden room / dining room to the rear with doors opening onto the garden. From the garden room there is then access to the stylish kitchen with a wide range of fitted units and rolled edge worktops over. There is also a breakfast bar alongside integrated electric oven and grill, induction hob, washing machine and space for fridge/freezer and dishwasher. The kitchen also provides access to the rear garden. Heading up to the first floor landing you will find fitted storage as well as access to all four bedrooms and the family shower room. The two bedrooms found to the front of the house offer built in wardrobes. The shower room having been recently renovated offers a large double shower with rainfall head and aquaboard splashbacks and is fully tiled. It would certainly be possible to convert back to luxury bath and shower room if desired. The main bedroom is found to the rear overlooking the garden and benefits from an en-suite cloakroom. The fourth bedroom and main bedroom have in recent years been opened up to create a lovely dressing room to the master although could easily be reverted back to offer a fourth bedroom once again as there is still a door to the



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landing into this room. The property benefits from uPVC double glazing and oil fired central heating.

THE GREAT OUTDOORS

Leading from the driveway to the side you will find a private enclosed rear garden which is mainly laid to lawn with a range of planted shrub borders around the side. There is a brick wall and timber fencing enclosing the rear and side boundaries. Leading from the rear of the house there is a paved terrace ideal for outside dining.

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 historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists. west and the cathedral city of Norwich some 30 miles to the north.

FIND US

Postcode : IP22 1DT

What3Words : ///surfacing.kilts.expensive

VIRTUAL TOUR

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

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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GIRAFFE 360

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

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
 1500.85 ft²
 139.43 m²

Reduced headroom
 12.17 ft²
 1.13 m²

