



Chapel Lane, Botesdale - IP22 1DT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Chapel Lane

Botesdale, Diss

This IMPRESSIVE DETACHED FAMILY HOME offers generous accommodation extending to approximately 2200 SqFt (stms) with a flexible layout over 2 floors. Built in the 1970's, the property also features a generous and private plot for a central village location with a long PRIVATE DRIVEWAY providing PLENTY of PARKING. There is also a DOUBLE GARAGE with extensive WORKSHOPS to the side. The private front, side and rear gardens also feature a brick and flint and part 'crinkle crinkle' wall built in a serpentine shape, predominantly found in Suffolk. Internally the house offers a porch and hallway, W/C, main sitting room, study/5th bedroom, family room, dining room and separate kitchen. There are FOUR DOUBLE BEDROOMS on the first floor with a family bathroom and EN-SUITE shower room. The house can be found within the EVER POPULAR village of BOTESDALE with a range of local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

VIRTUAL TOUR

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



- Detached Family Home
- Generous Private Plot 0.3 Acres (stms)
- Flexible Layout of approx. 2270 SqFt Internally
- Four Receptions & Kitchen
- Four Bedrooms & Two Bathrooms
- Private Wrap Around Gardens
- Double Garage & Extensive Workshops
- Sought After Village Location

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.

SETTING THE SCENE

The property is approached via Chapel Lane with a hard standing driveway leading to secure gates onto the driveway providing plenty of off road parking with the garaging beyond. The main entrance door is found to the front which is partially covered.

THE GRAND TOUR

Entering the property via the main entrance door to the front you will find a useful entrance porch with space for coats and shoes leading into the entrance hallway with a parquet flooring, stairs to first floor and fitted storage.





Chapel Lane

Botesdale, Diss

To the front of the house you will find the main sitting room which offers an impressive space with a dual aspect and ample space for soft furnishings. Heading back to the entrance hallway you will find the downstairs WC as well as the kitchen located to the rear overlooking the garden. The kitchen offers a range of fitted units, rolled edge work surfaces over as well as an integrated electric oven and grill with electric hob and extractor fan over. There is also space for various white goods to include dishwasher, fridge and freezer. Off the kitchen you will find a rear porch which provides access to the garden as well as access internally to the double garage also accessed off the entrance hallway. Next to the sitting room is a separate study/bedroom which provides access to the side garden as well as built in storage. To the rear of the house, you will find the second impressive reception space which is separated into dining and family room. This room provides an aspect to the side and rear garden as well as double doors opening onto the rear garden. Heading up to the first floor landing you will find four double bedrooms as well as family bathroom. To the front of the house is the main master bedroom with two double fitted wardrobes as well as further storage and access to the en-suite bathroom which features a separate shower and bath access. Off the hallway is the family bathroom which features a bath with a thermostatic shower over. The landing features loft hatch access and built in storage and found to the rear of the property there are two generous double bedrooms both with fitted storage with final bedroom found to the side of the house, again with fitted wardrobes.

FIND US

Postcode : IP22 1DT

What3Words : ///defrost.bearable.widest

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS





THE GREAT OUTDOORS

To the rear of the house there is a sheltered wrap around walled garden mainly laid to lawn with various mature planting borders with trees and shrubs. You will find multiple seating areas as well as covered pergola and a large paved terrace. A further large and impressive shingled area to the front provides parking for numerous vehicle, this in turn leads to the double width garage with up and over doors can also be accessed from the utility room. The single width garage extends to over 59' and provides space for storage and a workshop area. Also found to the front there is a private and mature shingled front garden with pergola and a timber summer house as well as feature pond.



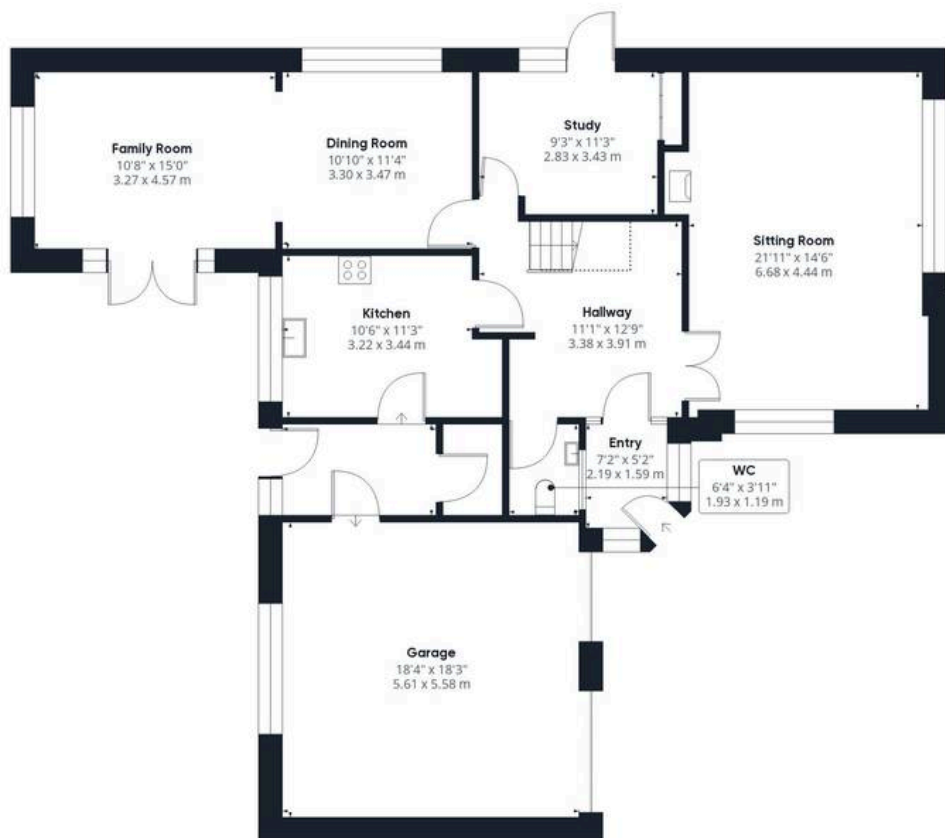
20:22

Enter virtual tour

STARKINGS & WATSON

starkingsandwatson.co.uk

SCAN HERE FOR A VIRTUAL TOUR



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2271.92 ft²
211.07 m²

Reduced headroom

168.24 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.