



5 Barley Birch Drive, Botesdale

Diss



Minors & Brady

5 Barley Birch Drive

Botesdale, Diss

There is an immediate sense of quality as you arrive at this modern family home, where a calm green outlook and field views set the scene for a property that is both stylish and ready to enjoy from day one. Inside, the generous layout unfolds with a bright bay-fronted sitting room that connects effortlessly to a contemporary kitchen and dining space finished with integrated appliances and French doors that open to the landscaped garden. Upstairs, the main bedroom brings a touch of refinement with double built-in wardrobes and its own shower room, supported by two further bedrooms, a modern family bathroom, and thoughtful storage throughout. The setting adds to the appeal with local shops, cafés, and a pharmacy close at hand, the wider amenities of Rickingham only moments away, and the reassurance of eight years remaining on the NHBC warranty. The single garage with an electric vehicle charging fitting and the fully enclosed garden complete a home that feels considered, comfortable, and beautifully suited to modern living.

Location

Barley Birch Drive sits in a settled part of Botesdale, giving you simple access to everyday needs while still enjoying the village setting. Shops, cafés, a pharmacy and other essentials sit close by, with Rickingham's wider services only a short trip along the road. Green spaces and walking routes add to the area's appeal, offering fresh air and easy outdoor time. Regular transport links support travel toward Diss, where you will find rail connections for wider commuting. The area has a friendly village rhythm that adds to everyday convenience. Families also appreciate the nearby schools and community facilities. Local pubs and eateries bring a welcoming social atmosphere, and the wider countryside creates a relaxed rural backdrop.

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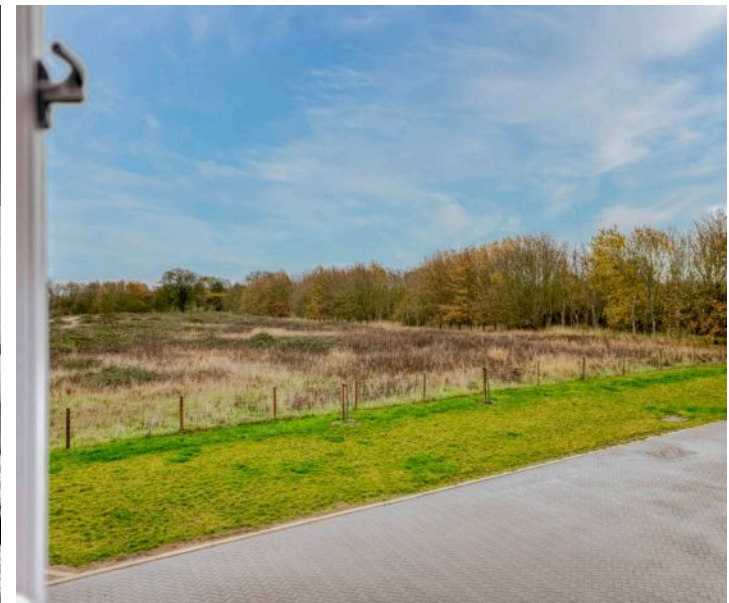
This newly built detached family home delivers a refined sense of comfort and space, finished to a high standard and set opposite a peaceful green. Completed in 2024 by Bennett Homes and offered with eight years of the ten-year NHBC warranty remaining, the property presents a calm and modern environment with generous proportions throughout.

Once inside, the hall offers a welcoming first impression with herringbone-style flooring, warm tones, and a natural connection to the rooms beyond. This level includes a convenient WC and an understairs storage cupboard, which adds useful day-to-day practicality. The main sitting room is a bright and inviting space centred around a wide bay window that frames the outlook across the green. The room is well proportioned and comfortable, with space designed for a future built-in illuminated storage unit if desired. Double internal doors open into the kitchen and dining room, allowing the ground-floor living spaces to feel connected and versatile.

In the kitchen and dining room, you find a generous and stylish social hub with modern cabinetry, smooth work surfaces, and tiled flooring. Integrated appliances include an eye-level double oven, electric hob with extractor, dishwasher, and a water softener, with a dedicated space for further appliances. French doors open directly from this room to the garden, and large windows ensure the space remains bright throughout the day while providing a pleasant view of the outdoor area.

On the first floor landing, there is a built-in airing cupboard and access to the loft. Bedrooms two and three sit to the rear, both comfortable in size, while the main bedroom is positioned to the front with views across the green. This room includes double built-in wardrobes and a well-appointed ensuite shower room with modern tiling, shower enclosure, WC, and pedestal basin.

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The family bathroom completes the upper level with a bath and shower over, a pedestal basin, and a WC, presented in a neutral and contemporary style.

Beyond the house, the enclosed rear garden is thoughtfully landscaped with a wide patio that extends from the house, a lawn bordered by planted beds, and a wooden structure that creates a comfortable and sheltered seated area. The layout provides an inviting space for both quiet enjoyment and hosting.

At the front, a neatly arranged garden with shaped beds and established planting enhances the approach and adds colour and structure to the frontage.

For day-to-day practicality, parking and storage are provided by the block-paved driveway to the side and the single garage, which includes a fitting for an electric vehicle charger, completing the home.

Agent's notes

Sold freehold, connected to water, electricity and drainage.

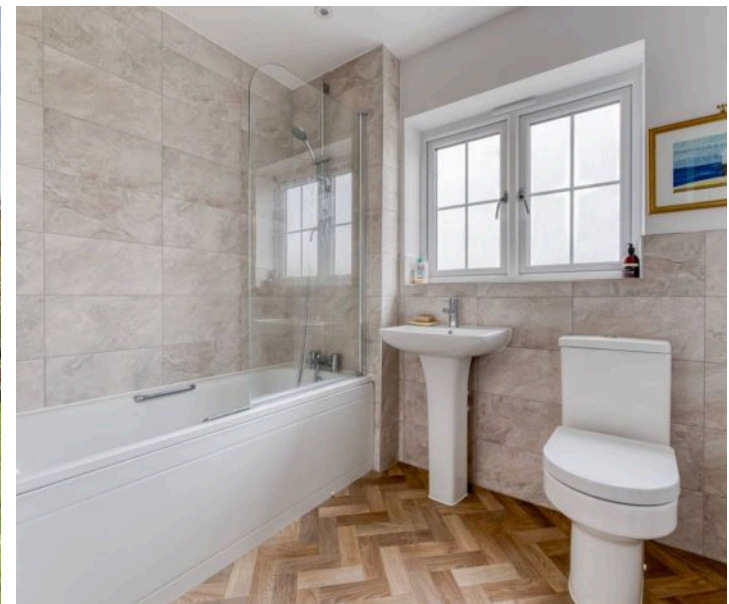
Heating system- Air Source Heat Pump

Council Tax Band- C

Estate maintenance fee of £215 per year

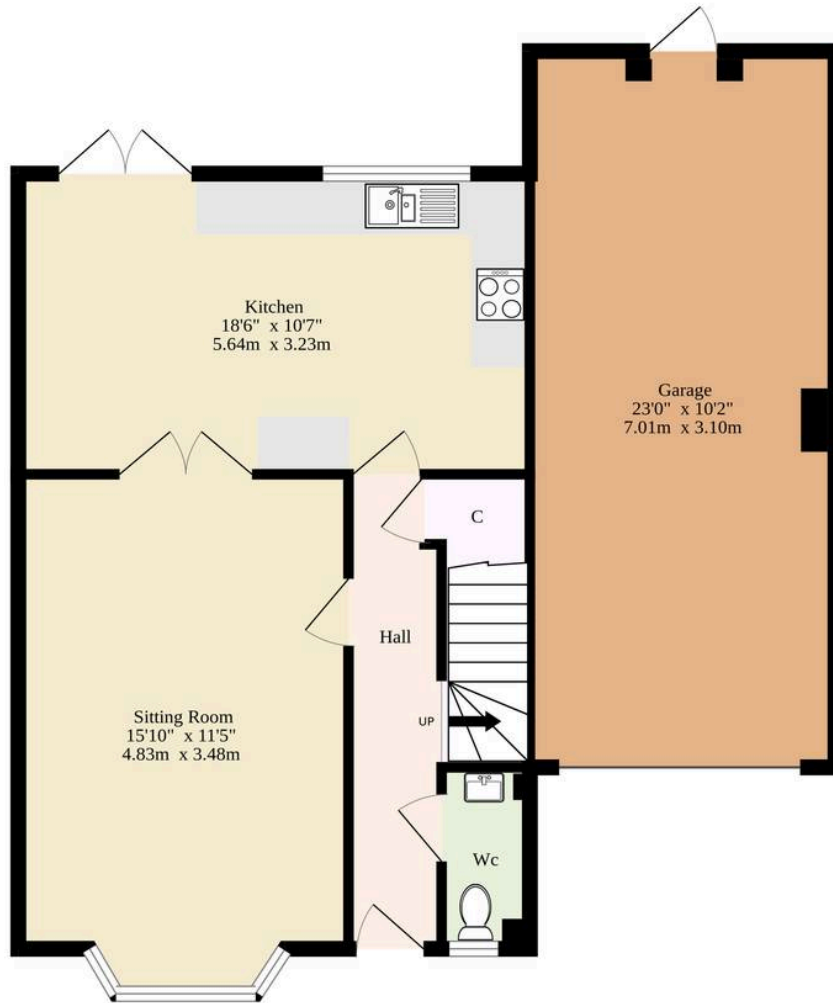
Certain parts of the property cannot be altered due to restrictions

Ongoing development work is currently taking place behind the property

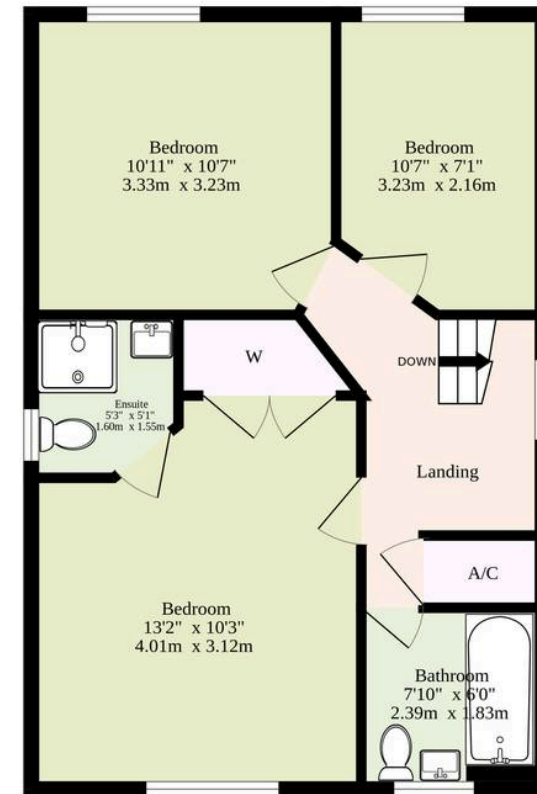


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Ground Floor
691 sq.ft. (64.2 sq.m.) approx.



1st Floor
440 sq.ft. (40.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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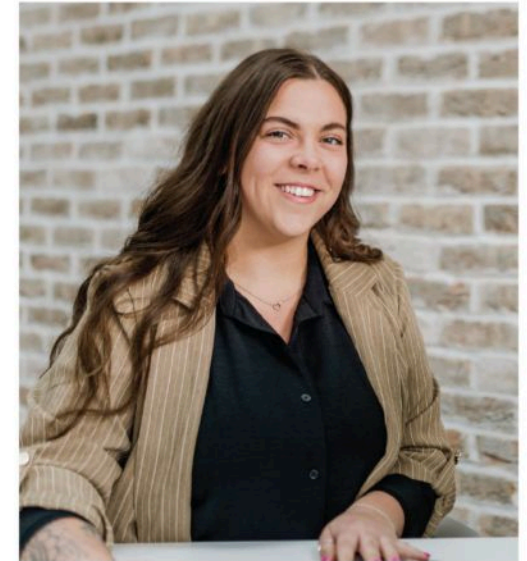
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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