



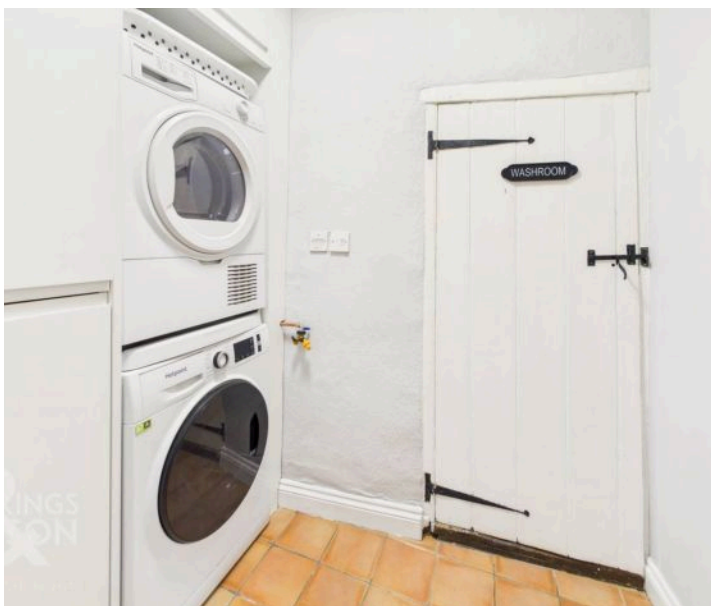
Simonds Court The Street, Botesdale - IP22 1BL



Simonds Court The Street

Botesdale, Diss

This exceptional THREE BEDROOM end of terrace PERIOD HOUSE offers a rare opportunity to own a beautiful GRADE II LISTED conversion, blending character features with contemporary comfort. Converted around 15 years ago, this spacious home extends to approximately 1,400 square feet internally (STMS), the property provides generous and versatile living spaces ideal for modern family life. The property also benefits from a plethora of character features to include exposed wall studs, high ceilings, exposed timbers and inglenook fireplaces. The entrance leads to a spacious sitting room in one direction complete with a charming fireplace and WOODBURNER, and flows seamlessly into a separate garden room that overlooks the rear garden. The heart of the home is a stunning, MODERN FITTED KITCHEN completed to a high standard and thoughtfully designed with high end integrated appliances and ample storage and a further WOODBURNER. A practical utility room and a ground floor shower room add to the convenience of the layout.



Upstairs, THREE AMPLE BEDROOMS provide comfortable accommodation, complemented by two further bathrooms, ensuring flexibility for family and guests alike. The property's thoughtful design and high-quality finishes create a welcoming and elegant environment throughout. Externally you will find OFF ROAD PARKING for TWO VEHICLES both undercover with one space found to the front and the other to the rear. The fully landscaped rear garden offers a south facing aspect and an ideal space to unwind and entertain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Period Grade II Listed Home
- Spacious Accommodation Extending to 1400 SQFT (stms)
- Stunning Modern Fitted Kitchen With Appliances Integrated
- Generous Sitting Room With Fireplace & Separate Garden Room
- Utility Room, Ground Floor Shower Room & Two Further Bathrooms
- Three Ample Bedrooms
- Landscaped, South Facing Rear Gardens
- Covered Parking For Two Vehicles



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.

SETTING THE SCENE

Approached via the main street in the heart of Botesdale there is a shared frontage providing parking of which there is one covered allocated parking space in the middle of the car port row with an EV charging point. A small picket fence and gate lead onto the private front garden with lawns and a pathway to the main entrance door at the front. Further allocated covered parking can be found to the rear accessed via Oswald Mews.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a small entrance hall with doors to the sitting room and the kitchen/diner in opposite directions. The kitchen has been recently fitted to a high specification with gloss-fronted cabinets and quartz worktops. There are high end side-by-side Samsung ovens, one with a rotisserie and both can be operated remotely. There is a five-ring ceramic AEG hob and discreet extractor over. There is an LG fridge freezer is available by separate negotiation. The spacious kitchen offers a multi-fuel burning stove set into the kitchen inglenook as well as space for an island unit and dining table. The main sitting room provides a warm and welcoming space with double doors to the frontage as well as a large inglenook with woodburner.

A door leads from the sitting room to the rear lobby/garden room with space for seating and double doors onto the garden. From the lobby there is a door into the utility and a door into the rear hallway. The utility room features space and plumbing for washing machine and tumble dryer as well as useful storage. Beyond the utility is the recently renovated shower room with double rainfall shower, w/c and hand wash basin. Heading in the other direction from the lobby is the spacious hallway with plenty of natural light and stairs to the first floor landing. The stairs split in two directions. An en-suite double bedroom is found to the left with character features with the en-suite providing a shower, w/c and hand wash basin. In the other direction there is a small landing area leading to two bedrooms and a bathroom. The largest bedroom is found to the front with a vaulted ceiling and dual aspect. The third bedroom is a single found to the rear of the house with the family bathroom adjacent. The bathroom offers a bath with shower head, w/c and hand wash basin.

FIND US

Postcode : IP22 1BL

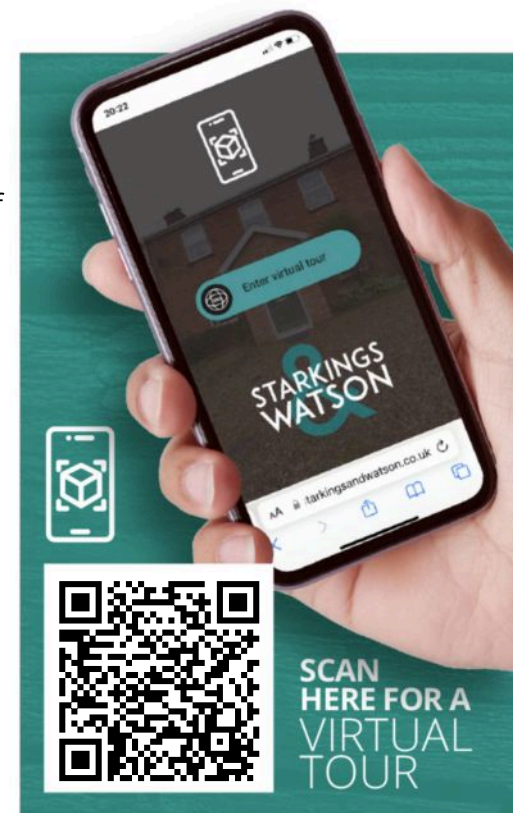
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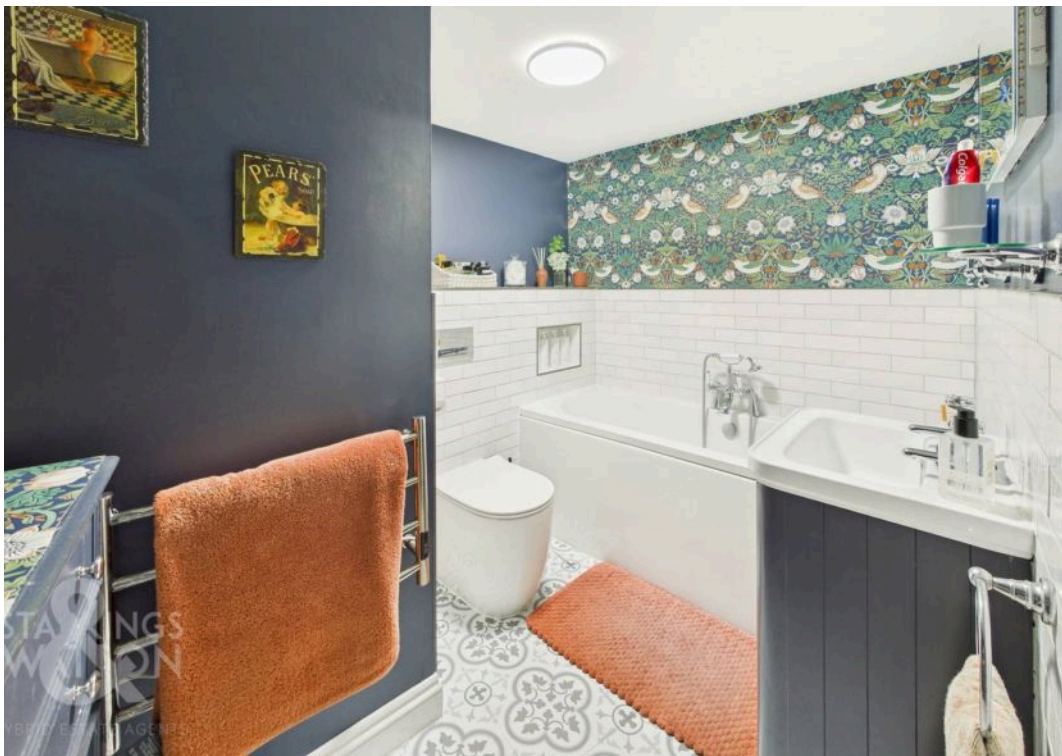
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that Simonds Court is grade II listed. Services include mains electricity, mains water and drainage with heating provided by electric panel heaters and woodburners.







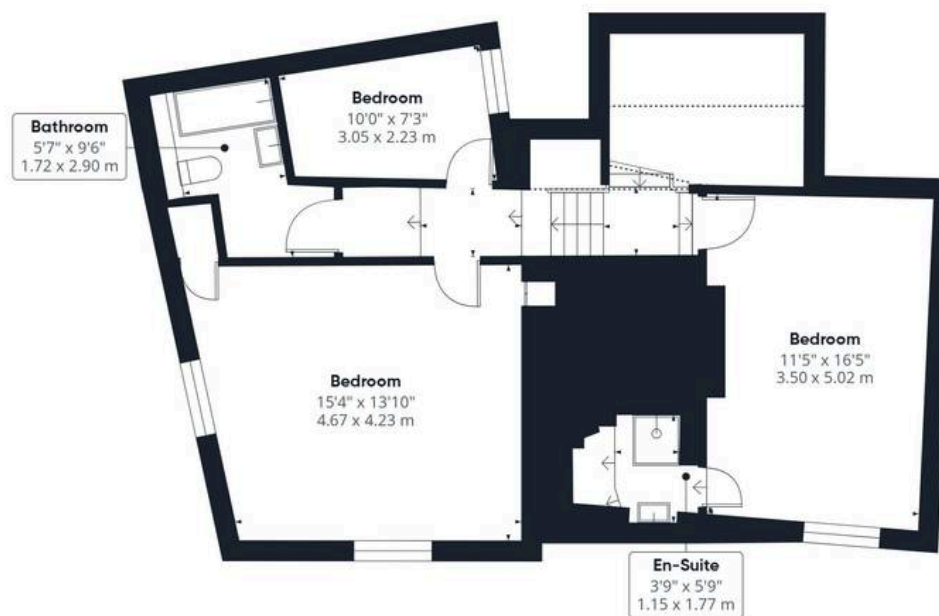
THE GREAT OUTDOORS

The well kept and fully landscaped rear garden offers a generous paved terrace with plenty of space for dining as well as storage shed. Steps lead up to the main section of garden can then be found with a low level picket fence, lawns and a further seating area with covered pergola. The garden is enclosed with timber fencing and a gate beyond leading to the parking area.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1400 ft²

130 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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