



Birchwood
Botesdale | Diss | Suffolk | IP22 1DS

FINE & COUNTRY

DETACHED BUNGALOW



This wonderfully spacious bungalow is situated in a perfect location, tucked away in a secluded position in the sought after and very well served village of Botesdale. Beautifully presented throughout, the bungalow has five bedrooms, flexibility of space if you need to work from home and a charming and very well tended garden.



KEY FEATURES

- Excellent Detached Bungalow
- Newly Fitted Kitchen
- Well Served Village
- Close to Village Centre
- One of Just Three Bungalows on Private Driveway
- Four /Five Bedrooms
- Work from Home Space
- Two/Three Reception Rooms and Garden Room
- Fitted Kitchen and Utility Room
- Double Garage and Charming Gardens

When they first saw the bungalow 10 years ago, the current owners were instantly impressed by its spacious rooms and attractive appearance, 'When we first saw it, we thought it was a very spacious and attractive home and also it was built to a very high standard. We also loved how the bungalow was tucked away in a very secluded location, close to the countryside and very close to the centre of Botesdale which is a very sought after and well served village.'

Built in 2000, the property is very well presented throughout with a wonderfully light and airy sitting room, a large, separate dining room and a new fully fitted kitchen that has beautiful views out over the garden. The sitting room has double doors that lead to the superb garden room that has all the benefits of a conservatory but also functions as a proper room, 'Our favourite part of the bungalow would have to be the garden room as it is actually a proper room, not just a conservatory so it's very usable all year round. It's lovely to sit in and relax in the summer months and because it is fully heated, in the winter months we can sit and look out over the garden. It's also great at Christmas time as we stand our Christmas tree in there and have the double doors open so we can see from the lounge and that is lovely.' There are also five good sized bedrooms which offer a flexibility of uses, the current owners use one room as a study which is perfect if you need the space to work from home.





KEY FEATURES

The bungalow also benefits from an unusual and interesting feature of two prism skylights in the ceiling above the hallway. The current owners have loved this element of the property, 'The prism lights in the hallway ceiling is a fantastic feature, I've never seen one in a house before but it's great as it lights up the hallway whatever the weather so even on a dull day you never need to turn on the lights. It's also lovely at night time too.'

The current owners have looked after the house with love and care over the time they have lived in the property and have especially enjoyed looking after the garden and making it look beautiful, 'When we moved in, the bungalow was very well presented already so all we've done inside is put in a new ensuite. Outside we have tried to make the garden as attractive as possible whilst ensuring that it is quite low maintenance. . There are little seating areas where you can sit and enjoy the sunshine and the garden backs onto the countryside so it's very quiet and peaceful.'

On The Doorstep...

Botesdale is a sought after village with a genuine sense of community and all the day-to-day amenities you need within easy walking distance. There's a local supermarket, café, pharmacy, GP surgery, dentist, take aways, two pubs and a primary school all close by, making the area particularly appealing to those looking for a balance between rural living and convenience. Neighbouring Rickingham extends the offering, with additional services and a similarly strong community feel. For those who enjoy walking or cycling, the surrounding countryside offers peaceful lanes and open views

















INFORMATION



How Far Is It To...

While the village offers plenty, it's also well connected to larger towns and key transport links. Diss is just 6.5 miles away, providing a broader range of shops, supermarkets, restaurants, and a mainline railway station with direct trains to London Liverpool Street in under two hours. Around 30 minutes by car, Bury St Edmunds offers excellent shopping, dining and cultural attractions, including the historic Abbey Gardens and a packed calendar of events throughout the year. For road travel, the A143 provides swift access east and west, while the A140 takes you north to Norwich or south towards Ipswich and the A14. And when it's time for a change of scenery, the Suffolk coast is within easy reach, with seaside favourites like Southwold and Aldeburgh perfect for coastal walks, fresh seafood and a slower pace.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Take a right hand turn signposted Botesdale. Follow the road into the village. On the main street through Botesdale take a left hand turn at the bottom of the dip into Bridewell Lane. Take a right hand turn just opposite the left hand turn into Chapel Lane onto private drive. The property will be the first bungalow on the left hand side.

What Three Words Location Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///hobbit.mango.eaten](https://hobbit.mango.eaten)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity, Water & Drainage

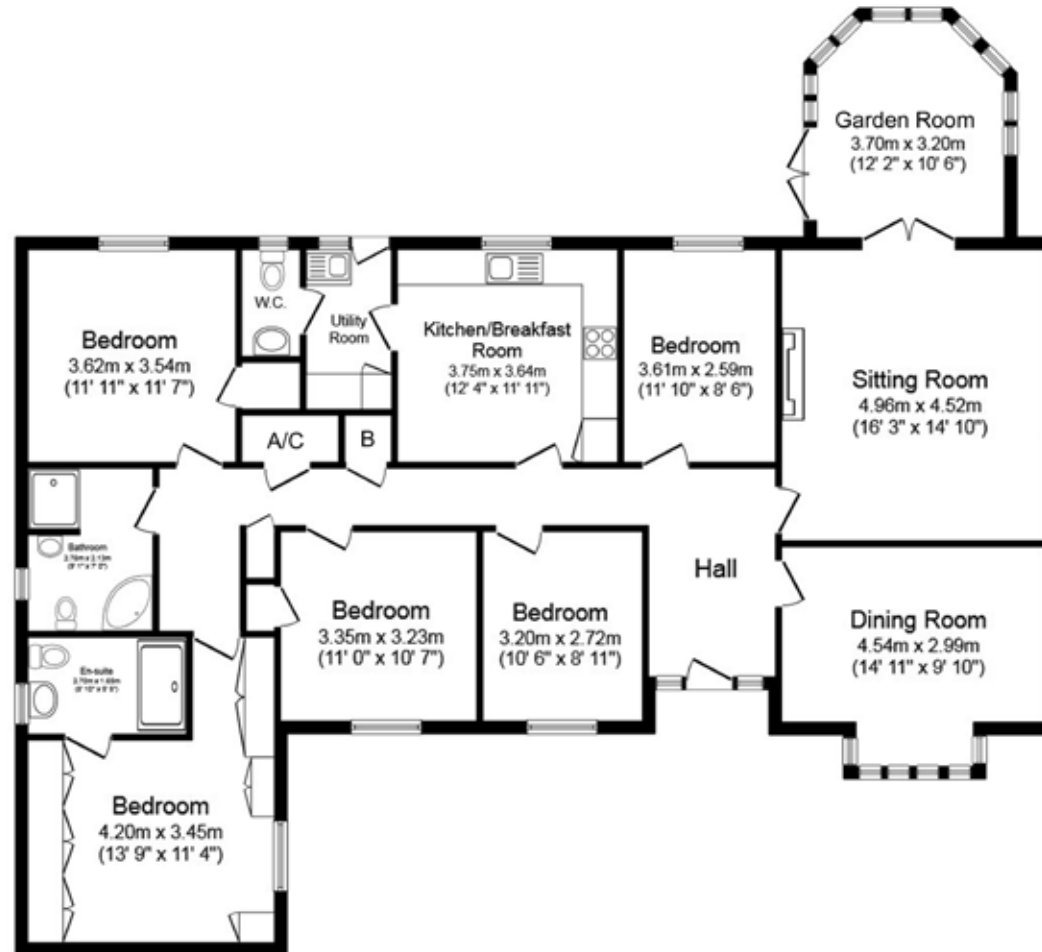
Broadband Available - Please check www.openreach.com/fibre-checker

Mobile Phone Reception - Varies depending on network provider. Please see www.ofcom.org.uk to check.

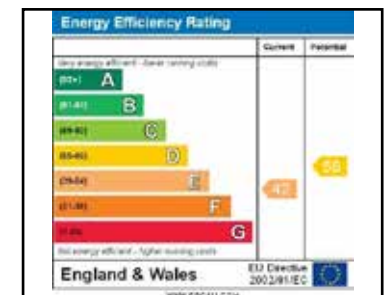
Mid Suffolk District Council – Band E

Tenure: Freehold

Property - DIS4083
Approx. Internal Floor Area - 1798 Sq ft /167 Sqm



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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