



The Street, Botesdale, Diss, IP22 1BL

Guide Price £315,000 - £340,000

A deceptively spacious three bedroom detached house, boasting over 1200 sq ft of versatile accommodation and presented in a most excellent decorative order throughout. Benefiting from off-road parking, cart lodge and within short walking distance of amenities

- Over 1200 sq ft
- Off-road parking
- Cart Lodge
- En-suite to master bedroom
- Utility room
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION

Being well positioned at the top of the hill in Botesdale, (adjoining Rickinghall), the property enjoys a tranquil situation set back from the road and having a pleasing outlook overlooking character properties. The villages were by-passed a number of years ago and are now arguably one of the most attractive and sought after villages in the area, offering a beautiful assortment of many period and historic properties along the high street whilst retaining an excellent range of amenities including health centre, supermarket, public houses, boutique shops and good transport links. The historic market town of Diss lies only 7 miles to the east and offers an extensive and diverse range of many day to day amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises a 3 bedroom detached house having been built in 2009 by much respected developers Anglia Secure Homes, being of traditional brick and block cavity wall construction under a pitched clay tiled roof, double glazed wood casement windows and doors and being heated by underfloor heating at ground floor level and radiators to first floor level. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for offering spacious accommodation in the regions of 1200 sq ft.

EXTERNALLY

The property is set back from the road offering a pleasing approach with low maintenance gardens to the front enclosed by attractive brick and flint walling. The main gardens lie to the rear of the property and enjoy taking a southerly aspect being enclosed by timber fencing and again low maintenance with a large paved patio area abutting the rear of the property and side gate giving external access.

The rooms are as follows

ENTRANCE HALL: 11' 3" x 5' 8" (3.43m x 1.75m) Access via a composite door to front, a pleasing and spacious first impression, stairs rising to first floor level. Under stairs storage cupboard space and access to the reception rooms, kitchen and wc.

WC: 4' 5" x 8' 1" (1.35m x 2.47m) An oversized wc with frosted window to side, low level wc and wash hand basin.

RECEPTION ROOM ONE: 17' 8" x 10' 3" (5.40m x 3.14m) A bright and spacious double aspect room with sash window to front and French wood doors to rear opening onto the rear gardens. Feature fireplace to side.

RECEPTION ROOM TWO: 12' 0" x 11' 10" (3.68m x 3.61m) With windows to the front aspect. Used as a formal dining room however lends itself for a number of different uses being of a generous size.

KITCHEN/DINER: 13' 3" x 11' 9" (4.05m x 3.59m) A triple aspect room found to the rear of the property offering an excellent range of wall and floor unit cupboard space with marble effect roll top work surfaces and integrated appliances comprising four ring electric hob with extractor above, fitted double oven, fitted fridge/freezer, dishwasher and inset one and a half bowl stainless sink with drainer and mixer tap. Door to side giving access through to the utility room...

UTILITY: 6' 0" x 5' 10" (1.85m x 1.80m) With matching units to the kitchen, work surface over, storage unit and space for white goods. Inset stainless steel sink.

FIRST FLOOR LEVEL: LANDING: 11' 2" x 9' 10" (3.42m x 3.00m) maximum measurements including stairs rising from ground floor level, Velux window to front. Built-in airing cupboard to side housing the pressurised Megaflo cylinder. Access to loft space above.

BEDROOM ONE: 17' 7" x 10' 3" (5.38m x 3.14m) A double aspect master bedroom being of a generous size and with an excellent range of fitted storage units and dressing table. Further having the luxury of en-suite facilities...

EN-SUITE: 6' 3" x 6' 5" (1.91m x 1.96m) With Velux window to rear comprising of a corner tiled shower cubicle, low level wc, wash hand basin and heated towel rail.

BEDROOM TWO: 11' 10" x 11' 8" (3.63m x 3.58m) Found to the rear aspect of the property being a generous double bedroom.

BEDROOM THREE: 10' 5" x 11' 10" (3.18m x 3.61m) With window to the front aspect. Although being the smaller of the three rooms still a generous double bedroom.

BATHROOM: 7' 5" x 8' 6" (2.28m x 2.60m) With frosted window to side comprising of a panelled bath with shower over, shower cubicle to side, low level wc, wash hand basin in white and heated towel rail.

OUR REF: 7780



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

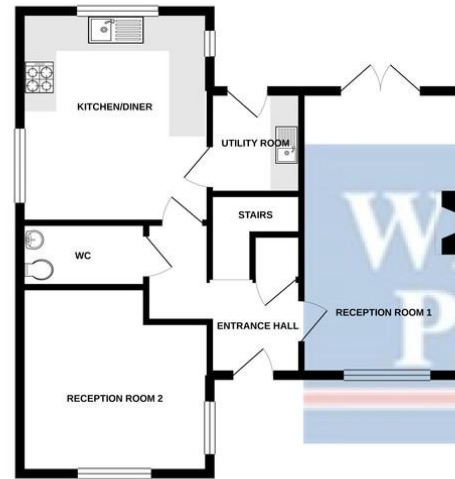
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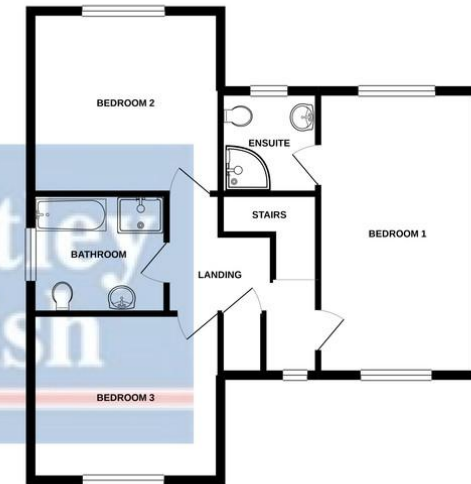
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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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