



The Street, Botesdale, Diss, IP22 1BL
Guide Price £270,000 - £290,000



Enjoying a prominent position within the heart of Botesdale, this spacious three bedroom Grade II listed house, is presented in an excellent decorative order and boasts south westerly facing rear gardens, off-road parking and within walking distance of amenities. No onward chain.

The Street, Botesdale, Diss

Key Features

- Off-road parking
- Well presented throughout
- Grade II Listed
- 3 double bedrooms
- Walking distance to facilities
- Over 1,000 sq ft
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.

Situation

Being well positioned towards the top of the hill in Botesdale (adjoining Rickinghall) the property enjoys a tranquil situation set back from the road having a pleasing outlook towards similar character properties. The villages were bypassed 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 still retaining an excellent range of local facilities including a medical centre, supermarket, public houses and good transport links. The market town of Diss lies only seven miles to the east of the village where further amenities and facilities can be found, including a mainline railway station connecting to London Liverpool Street and Norwich.

Description

The property is one of six and takes its name (Simonds) from the family owned former coach company which was on site for several generations. Comprising of a three bedroom end-of-terrace Grade II listed village house that was professionally restored approximately 20 years ago by much respected Anglia Homes. During the refurbishment programme great care was undertaken to retain as much of the 400 year old history with the property as possible, yet to still incorporate modern and contemporary living. Since the conversion the property has been well maintained and cared for and is still very much in an excellent condition.

Externally

The property is approached via a shingle driveway with a private courtyard 'like' setting, having the benefit of two off-road parking spaces to the front aspect. A picket fence encloses the front gardens which have been thoughtfully planted and now well stocked, still being of relatively low maintenance and leading up to the front door. To the rear aspect the gardens are of a decent size greatly enjoying a south westerly aspect, whilst having a good deal of privacy, being enclosed by panelling fencing. A paved patio area abuts the rear of the property creating space for alfresco dining and adjacent to side gate giving access to the side of the property.



The Street, Botesdale, Diss

The rooms are as follows:

ENTRANCE HALL: 2' 7" x 16' 9" (0.80m x 5.13m) Panelled part glazed front door with brass fittings. Large storage cupboard. Painted cottage style internal doors. Door to...

CLOAKROOM/WC: 4' 10" x 3' 1" (1.48m x 0.95m) Comprising low level wc and hand wash basin. Heated towel rail. Half tiled walls. Extractor fan.

RECEPTION ROOM: 16' 6" x 16' 6" (5.03m x 5.03m) Double aspect to front and side being a large main reception room.

KITCHEN/DINER: 12' 7" x 12' 0" (3.86m x 3.68m) Fitted out to a very high standard with a large range of wall and floor units having panelled wood fronts and including built-in Electrolux stainless steel double oven, inset Electrolux ceramic hob with concealed extractor above, integral dishwasher and washing machine. One and a half bowl sink unit with mixer tap. Lighting below wall units. The unit doors and drawers are self-close. Plenty of space for table. This is a lovely light, bright room with a large window to the front overlooking the main street and front gardens.

REAR HALL: 6' 11" x 6' 0" (2.11m x 1.85m) Room having views and access onto the rear gardens.

INNER HALL: Stairs rising to first floor level.

FIRST FLOOR LEVEL - LANDING: Giving access to the three bedrooms and bathroom. Exposed beam. Built-in airing cupboard with pressurised water system.

BEDROOM ONE: 11' 6" x 10' 5" (3.53m x 3.20m) With window to front and having the luxury of en-suite facilities. Exposed beam.

EN-SUITE: 8' 2" x 2' 7" (2.51m x 0.79m) Comprising of tiled shower cubicle, low level wc and hand wash basin. Tiled splashbacks.

BEDROOM TWO: 12' 11" x 9' 1" (3.96m x 2.77m) With window to rear and having built-in wardrobe cupboard with shelf and hanging space. Exposed ceiling beam.

BEDROOM THREE: 16' 4" x 7' 8" (5.00m x 2.36m) With window to front. Exposed beam.

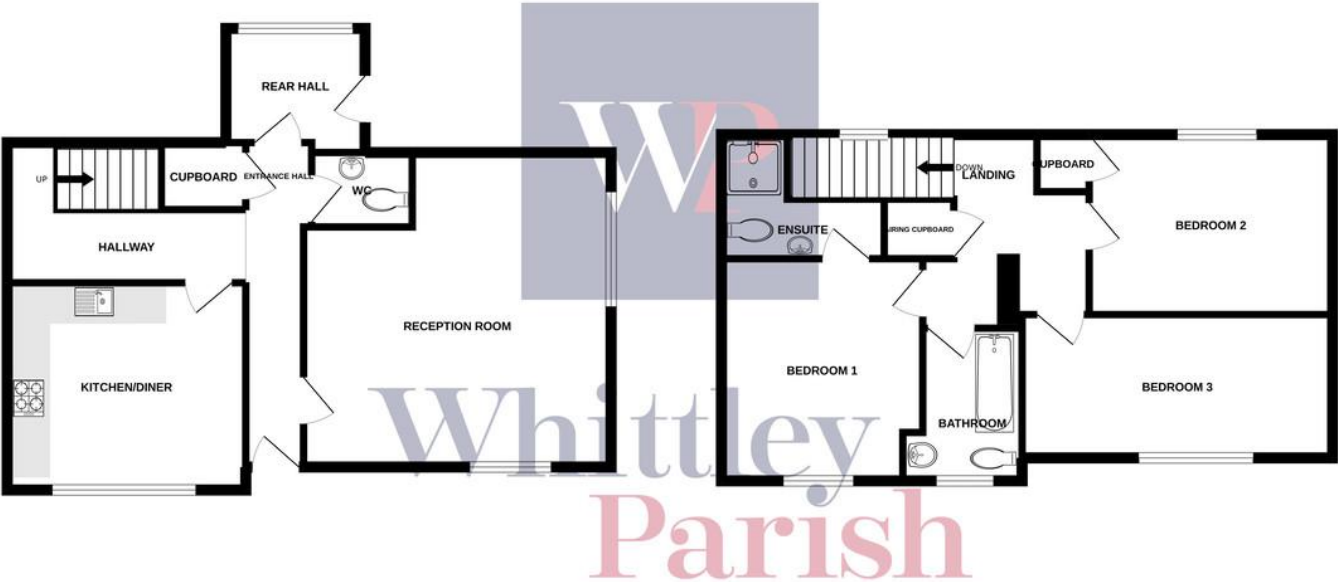
BATHROOM: 5' 10" x 7' 8" (1.80m x 2.34m) Comprising a suite in white with panelled bath having shower mixer tap, low level wc and hand wash basin. Extensive ceramic tiling to half wall height.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8153



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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.
Made with Metropix 6/2022

