



Summerhouse Close, Botesdale, Diss, IP22 1FA

Guide Price £325,000 - £350,000

A modern three bedroom semi-detached family home which comes with some history and charm located in the highly desirable village of Botesdale. The property is in exceptional condition throughout and has accommodation set up for the demands of modern day living.

- Air source heat pump
- En-suite to master bedroom
- Single garage (middle of the three)
- Freehold
- Underfloor heating to ground floor
- Utility room
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

Well positioned close to the centre of the village, the property is found just off a small country lane and forms part of a close consisting of only 3 properties. Over the years Rickinghall and Botesdale have proved to have been desirable village locations consisting of a beautiful assortment of many period and historic properties. The villages still retain a good range of local amenities and facilities including health centre, supermarket, public houses, schooling, church and good transport links. The nearby market town of Diss is found seven miles to the east having an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

Upon entering this well proportioned family home, you will instantly be greeted with the feeling of space. The entrance hallway is generous in size and well-lit creating a pleasant, bright and airy welcoming, this certainly sets the tone for the rest of the property. The entire accommodation has been well thought through and designed for family lifestyle. Downstairs you have a spacious lounge which has dual aspect windows, a kitchen diner, utility room and a downstairs cloakroom. Upstairs is where you will find the three bedrooms and family bathroom, two of the bedrooms are double in size with the third being a generous size single, the master bedroom further benefits from having access to its own en-suite bathroom. The property is in exceptional condition throughout and would be ideal for anyone looking for somewhere that is ready to start enjoying from day one.

Externally

The property is set in a private close which is shared with just two other properties. Being tucked away off a quiet village lane, there is a strong feeling of privacy and security, this is added to by the rear garden being enclosed by a brick and flint wall. This brick and flint wall belonged to the building Osmond House, as did the clinker constructed 'gazebo' which adds character and charm of this modern family home. To the front, the property has access to a single garage that comes with power and light, one parking space is found directly in front of the garage and a further parking space is located round to the side of the property.

The rooms are as follows:

ENTRANCE HALL: Access via wooden door to front, a generous space with tiled floor, underfloor heating, window to rear aspect and stairs rising to first floor level. Doors giving access to reception room, kitchen, utility and wc.

LOUNGE: 12' 3" x 16' 8" (3.73m x 5.08m) Dual aspect with windows to side and rear aspect, French doors giving access to the rear gardens, feature fireplace with inset multi-fuel stove upon a tiled hearth and brick surround, underfloor heating.

KITCHEN: 14' 7" x 11' 2" (4.44m x 3.41m) With window to front aspect, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset stainless steel sink with drainer and mixer tap, integral under counter fridge and freezer, integral dishwasher, oven and four ring electric hob with extractor above, tiled flooring, underfloor heating. Under stairs storage cupboard to side.

UTILITY: 7' 5" x 5' 2" (2.26m x 1.57m) With window to front, wall and floor units, work surfaces, space for washing machine and tumble dryer. Tiled floor with under floor heating.

WC: 7' 9" x 2' 9" (2.36m x 0.84m) Comprising low level wc, hand wash basin and frosted window to side. Tiled floor and underfloor heating.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom.

MASTER BEDROOM: 11' 4" x 9' 6" (3.45m x 2.91m) With window to front aspect, built-in wardrobe to side and having the luxury of en-suite facilities.

EN-SUITE: 7' 9" x 7' 4" (2.36m x 2.24m) With frosted window to rear aspect comprising panelled bath with shower over, low level wc, hand wash basin over vanity unit, tiled splashback. Tiled flooring.

BEDROOM TWO: 10' 9" x 8' 9" (3.28m x 2.67m) With window to rear and built-in double wardrobes to side.

BEDROOM THREE: 7' 8" x 7' 7" (2.34m x 2.31m) With window to side and being a generous single bedroom. Access to loft space above.

BATHROOM: 7' 9" x 6' 8" (2.36m x 2.03m) Comprising panelled bath with shower over, low level wc and hand wash basin over vanity unit. Frosted window to front. Part tiled walls, tiled flooring.

SERVICES:

Drainage - mains

Heating - air source heat pump, underfloor heating to ground floor.

EPC Rating - C

Council Tax Band - C

Tenure – Freehold

OUR REF: 8339



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

