



Back Hills, Botesdale, Diss

Sheridans



Back Hills, Botesdale, Diss IP22 1DW

Guide Price £550,000

A charming 4 bedroomed detached period house with delightful west facing gardens and enjoying a quiet lane setting in thriving village.

Understood to have been built in the mid 19th century and extended to the rear and side in more recent years, this splendid family home provides a surprising level of charming and much improved accommodation boasting excellent proportions. The house retains some original features, coupled with more modern facilities for more modern living including engineered oak flooring and a smart, well equipped kitchen breakfast room with underfloor heating.

Standing within delightful well stocked gardens and situated within a conservation area, the accommodation currently in brief comprises of an entrance hall with a striking quarry tiled floor and stairs off to first floor with under-stairs cupboard. The cosy reception room known as the snug/sitting room has window to front, wooden flooring, feature fireplace with wood burning stove and leads through to a spacious family room possessing a light and airy atmosphere with two sets of French doors opening to the rear gardens. The breakfast room is used as a library room with fireplace, wood burning stove and doors to the kitchen and the dining room creating an ideal reception room for entertaining with French doors to rear gardens. The kitchen is a real "chefs" kitchen with plenty of space and fitted with an excellent range of units beneath wooden preparation surfaces, enhanced by built in ovens and Gas hob. Located off the kitchen is a rear hall with door to garden and door to a useful cloakroom. It is understood that this area had planning permission granted for a single storey rear extension creating a much larger "live-in" kitchen breakfast room.



Outside

To the right of the property there is a driveway leading to the detached garage and to the left of the house a large adjoining workshop (26ftx12ft). The lawned rear gardens are a delightful feature and particularly well stocked whilst providing a good degree of privacy during the summer months. Within the gardens are raised flower and vegetable beds, feature pond and a bespoke potting shed with adjoining greenhouse. To the rear of the house is a large west facing Indian sandstone terrace creating an ideal area for outdoor entertaining and al-fresco dining.

Location

The house is situated along a small lane known as "Back Hills" which is a conservation area and only stones throw from the excellent local facilities. The well served and thriving North Suffolk combined villages of Botesdale and Rickinghall have an excellent reputation and are well served with a range of facilities including primary school with nursery, health centre, dentist, Co-op, two public houses and a variety of other small stores together with excellent range of local community activities and regular bus service. The market towns of Diss and Stowmarket provide a direct mainline service to London's Liverpool Street Station.

More comprehensive facilities can be found in the historic cathedral town of Bury St Edmunds, which offers a full range of schooling, recreational and shopping facilities including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey. The Heritage coast of around Southwold and Walberswick is around a 45 minute drive and the Norfolk Broads a similar distance to the north.



- Thriving village location
- West facing gardens
- Off road parking, garage, workshop
- Well proportioned and much improved accommodation
- Well equipped kitchen
- Sitting room, dining room
- Library/breakfast room
- Four double bedrooms, en-suite,
- Contemporary shower room
- Light and airy family room

Directions

When proceeding up The Drift, turn left follow the road down and the property will be found on the right hand side.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Underfloor heating in kitchen. New oil fired combi boiler installed 2020. Council Tax Band E

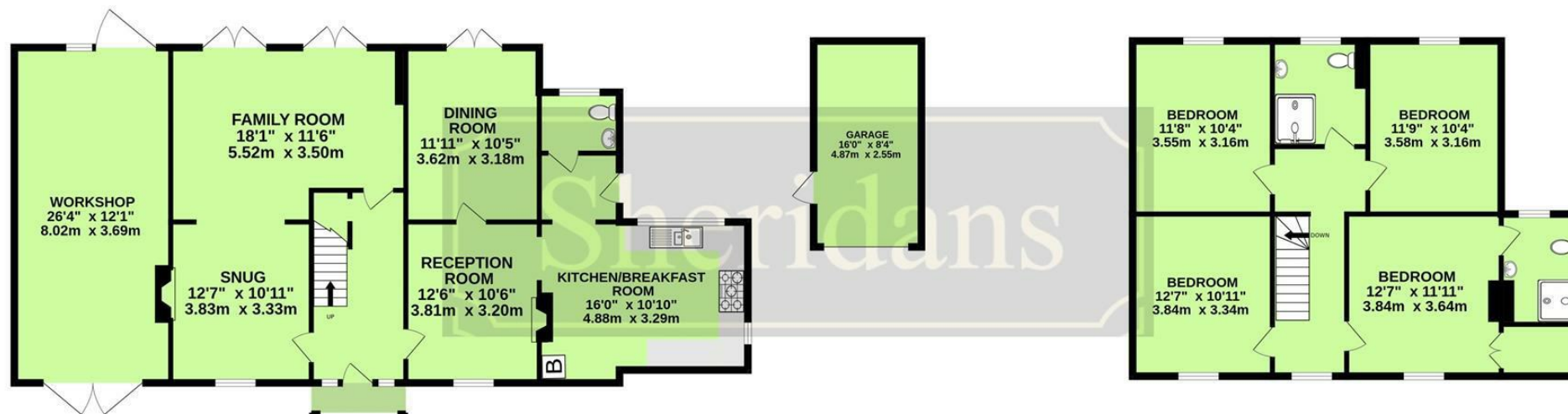
Accommodation

Stairs lead from the entrance hall to the first floor landing leading to the four double bedrooms, the largest of which benefits from a walk in wardrobe and en-suite. Of particular note is the recently created contemporary shower room with large walk in shower, completing the accommodation.



GROUND FLOOR

1ST FLOOR



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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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