



The Street, Botesdale, Diss, Suffolk, IP22 1BS

# MARK · EWIN

BURY ST EDMUNDS

# The Street, Botesdale, Diss, Suffolk, IP22 1BS

A substantial Grade II listed character property located in the well-served village of Botesdale.

The accommodation comprises on the ground floor of an entrance hall leading to a spacious family room with feature fireplace and storage cupboard and a delightful sitting room with a brick fireplace, wood burner and beams. From the hallway and sitting room there is access to the spacious kitchen/dining room. The kitchen offers a range of wall and base level units, kitchen island with breakfast bar and a walk-in pantry. The dining area offers plenty of space for a table and chairs and overlooks the garden to the rear and gives access to the cellar. The ground floor also benefits from a useful cloakroom.

Moving to the first floor, there are three good sized bedrooms. The principal benefits from its own separate staircase to the ground floor and landing leading to a dressing room.

On the second floor, an attic room can be found which is currently used as a bedroom with a characterful vaulted ceiling with wooden beams and an additional storage or dressing room.

Outside, the property offers a large, paved patio area leading to a raised garden. The garden itself is mainly laid to lawn with another patio area for seating and there are raised beds hosting a variety of flowers and shrubs. The property also benefits from an outside store and workshop. There is off-road parking available for two cars at the rear of the property.

Agents note: This property is subject to flying freehold.

## Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



## Directions

Leave Bury St Edmunds via the A143 heading toward Diss. After approximately 14 miles take the left hand turn signposted Rickinghall. Continue into The Street where the property can be found.

## Location

The village of Botesdale offers a supermarket, public houses, hairdressers, private dentist and historic churches. There is a primary school and health centre also. The village is easily reached approximately six miles from Diss and fifteen miles from Bury St Edmunds. Diss benefits from a mainline railway link to London Liverpool Street. Diss offers a range of amenities and weekly market. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports,

## Accommodation:

### Floor 1

Cellar 11' 6" x 15' 3" (3.51m x 4.64m)

### Floor 2

Entrance Hall 4' 3" x 17' 9" (1.30m x 5.40m)

Sitting Room 13' 11" x 17' 9" (4.23m x 5.40m)

Dining Area 26' 1" x 14' 3" (7.95m x 4.35m)

Kitchen 13' 0" x 14' 11" (3.96m x 4.55m)

Family Room 17' 8" x 14' 11" (5.38m x 4.55m)

### Floor 3

Landing 16' 5" x 3' 8" (5.01m x 1.11m)

Bedroom 13' 5" x 17' 9" (4.09m x 5.41m)

Bedroom 10' 6" x 12' 4" (3.20m x 3.77m)

Bedroom 9' 2" x 13' 0" (2.79m x 3.95m)

Bathroom 9' 11" x 6' 11" (3.03m x 2.12m)

### Floor 4

Attic Room 14' 2" x 14' 9" (4.32m x 4.49m)

Storage 5' 1" x 14' 9" (1.54m x 4.49m)

Storage 4' 6" x 8' 5" (1.38m x 2.56m)

## Additional Information:

Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £450,000  
Freehold





**TOTAL: 2378 sq. ft, 222 m<sup>2</sup>**  
 BELOW GROUND: 0 sq. ft, 0 m<sup>2</sup>, FLOOR 2: 1482 sq. ft, 138 m<sup>2</sup>, FLOOR 3: 889 sq. ft, 83 m<sup>2</sup>, FLOOR 4: 7 sq. ft, 1 m<sup>2</sup>  
 EXCLUDED AREAS: CELLAR: 213 sq. ft, 20 m<sup>2</sup>, UNDEFINED: 18 sq. ft, 2 m<sup>2</sup>, WORKSHOP: 100 sq. ft, 9 m<sup>2</sup>,  
 LOW CEILING: 240 sq. ft, 22 m<sup>2</sup>, BEDROOM: 70 sq. ft, 7 m<sup>2</sup>, STORAGE: 42 sq. ft, 4 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpl.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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