



5 The Fairstead  
Botesdale  
Suffolk  
IP22 1DG

Offers over £425,000





- Newly updated throughout
- Modern well appointed kitchen
- Single garage with parking Infront
- Quiet location
- Set in a particularly well served village
- Sunny south facing garden

### Location

This bungalow enjoys an enviable position within the ever popular and sought after village of Botesdale. The joined villages of Rickinghall and Botesdale are host to a surprising range of local amenities including a primary school, health centre, local supermarket, public houses, Chinese take-away and chip shop. The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The undulating countryside and quiet lanes surrounding Botesdale and Rickinghall are ideal for walkers and cyclists





## The Property

The Property The bungalow was built in the late 1990s and therefore has good thermal and acoustic insulation levels. Windows are UPVC double glazed which helps to reduce heating and maintenance costs. The layout is well planned and offers flexible use of the rooms. Currently there is a separate dining room but this could easily be a third bedroom/study if preferred. The sitting room is bright and has newly installed double doors leading directly into the south facing rear garden. The main bedroom has a range of fitted furniture and the benefit of generously proportioned en suite shower room in a neutral tone. The main bathroom has been recently updated and is bright and airy and comprises of a bath, low level WC and hand basin. The kitchen has been recently replaced by the current owners and reconfigured to make most of the abundance of natural light due to the south facing rear aspect. The units are a tasteful grey tone with contrasting copper handles and quartz worktops. There is an integrated washing machine/fridge freezer and NEFF hide and slide oven. Overall, this bungalow is tastefully modernized and set in an attractive position with good access to facilities.

## Outside

The bungalow is well positioned with garden to the front sitting behind a low hedge and a drive at the side in front of the single garage.

A gated access leads around to the rear garden which is private and mainly laid to lawn and is tastefully planted with various flower and shrub beds. To one side is a garden shed and there is a patio area against the back of the bungalow.

## Services

Mains water, electricity, and drainage are connected.

## Directions

From Diss head west on the A143 towards Bury St Edmunds. Continue through the village of Wortham and take the right hand turn signposted Botesdale. Follow this road, ignoring the turn into the village and proceed down the hill. In 100m turn left onto back Hills and The Fairstead will be found a little way along on the right. The bungalow is towards the end on the left.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

## Council Tax Band - D

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 81        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 50                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Important Notice

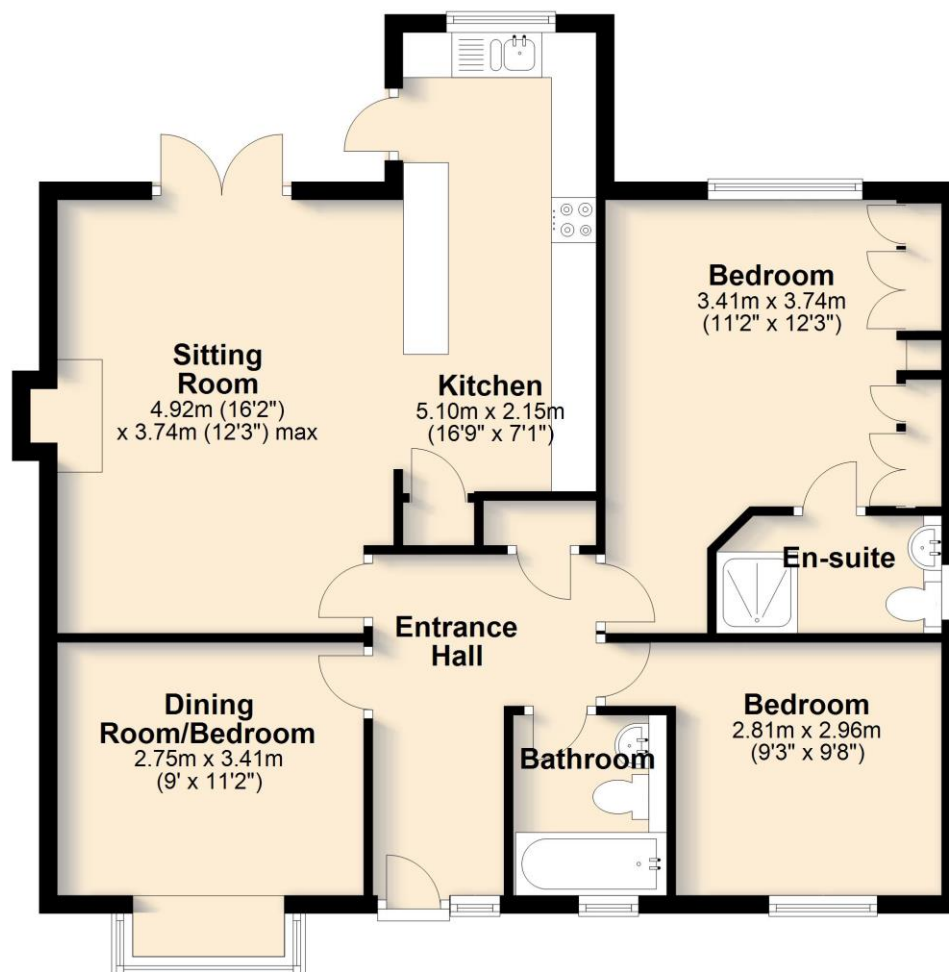
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## 5 The Fairstead

Approx. 76.9 sq. metres (827.3 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.