



Walnut Tree Cottage  
Back Hills | Botesdale | IP22 1DW  
Guide Price £450,000

twgaze

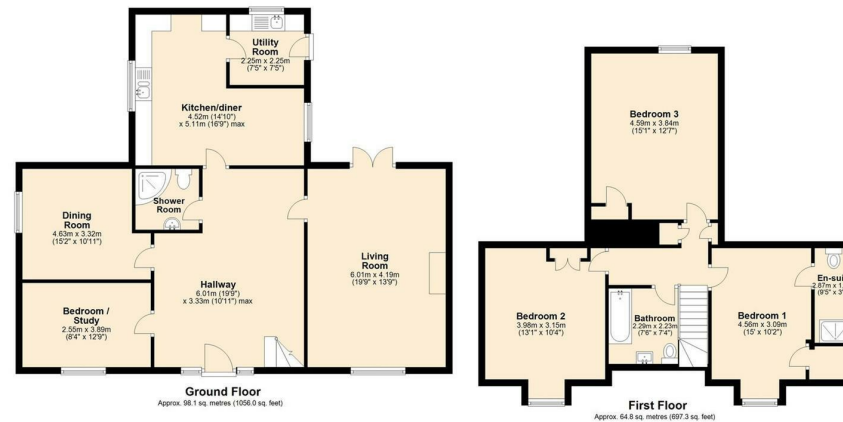


# Walnut Tree Cottage Back Hills | Botesdale | IP22 1DW Guide Price £450,000

Attractive modern home set back from Back Hills. 4 good size bedrooms (three on the first floor). Neutrally decorated. Spacious kitchen/diner supported by a utility. En-suite shower room. Garden with tiered lawn benefitting from good degree of privacy. No onward chain

- Detached
- set back from Back Hills
- 4 bedrooms
- Single garage and driveway
- tiered lawn
- neutrally decorated modern house
- within popular Suffolk village
- Spacious living room with open fireplace
- Rear garden with patio and higher
- Oil fired central heating

## Full Description



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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