



1 PUMP COTTAGES
CHAPEL LANE, BOTESDALE, DISS, IP22 1BQ



A three-bedroom semi-detached home located in the well-served village of Botesdale, with allocated parking for two vehicles within a shared cart lodge.

Located on a quiet village lane in the well-served and highly sought-after village of Botesdale, this three-bedroom semi-detached home offers spacious accommodation ideal for family living.

The property is entered via the front door into an entrance hall with a window to the side aspect and stairs rising to the first floor. Off the hall there is access to a cloakroom, fitted with a corner wash hand basin, low-level WC and a window to the side aspect. Doors also lead to the kitchen and the sitting/dining room. The sitting/dining room is a good-sized, light and airy space featuring a window to the rear aspect and a door opening onto the rear garden. Both the hall and the sitting/dining room benefit from newly laid Blacktex vinyl flooring. The kitchen is well equipped with a range of matching wall and floor mounted units with work surfaces over. Features include a one and a half bowl sink with drainer, a four-ring electric hob with a split-level double oven and grill, integrated fridge freezer and dish-washer, with space and plumbing for a washing machine.

A window overlooks the front aspect.

On the first floor, the landing provides access to all bedrooms and the family bathroom, as well as a built-in airing cupboard. Bedroom one benefits from a built-in double wardrobe and a window overlooking the rear aspect. Bedroom two also features a built-in double wardrobe and a window to the front aspect. Bedroom three has a window to the rear aspect. The family bathroom comprises a panelled bath with mains shower over, hand basin, low-level WC, heated towel rail and a window to the front aspect.

Outside, a gate leads to the front pathway and entrance door. The rear garden features a terrace area, a hardstanding area, a garden shed and a lawned section. There is panel fencing with a rear access gate to the cart lodge garage area where there are two allocated covered parking bays.

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band C





FLOOR PLAN

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA - 735 sq.ft. (68.3 sq.m.) approx.
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 the responsibility is taken for any 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 is given to their operability or efficiency can be given.
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LOCATION

Botesdale is a hugely popular location boasting an excellent range of shops and services including a primary school, health centre, Co-op store, two pubs and other restaurants and takeaway outlets. Excellent road links are nearby via the A143. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

Electric underfloor heating to the hall and kitchen with oil filled radiator to the sitting/dining room. Convector heaters to the bedrooms upstairs. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

ENERGY PERFORMANCE

D Rating



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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