



Back Hills, Botesdale, Diss, Suffolk, IP22 1DW

**MARK · EWIN**  
BURY ST EDMUNDS

## Back Hills, Botesdale, Diss, Suffolk, IP22 1DW

A well presented DETACHED bungalow located in the sought after village of Botesdale, only a short distance from local amenities. The accommodation includes a kitchen, sitting room with french doors overlooking the rear garden, two double bedrooms and a bathroom with shower.

The property benefits from double glazing and has electric heating. Outside the property has a driveway with parking to the front and a SINGLE GARAGE.

To the rear there is an attractive garden with large decking area, the garden is enclosed by fencing with a side access gate to the front.

### Additional Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: C - £1,734.32

(Source West Suffolk)

Services: Mains electric, water and drainage. Heating offered via electric storage heaters. (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 and through the centre of the village, turn left into The Drift and at the T junction turn left into Back Hills, the property will be found after a short distance on the right hand side as marked by our for sale board.

### 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:**

Hallway 6' 8" x 5' 9" (2.04m x 1.74m)

Sitting Room 14' 2" x 11' 8" (4.33m x 3.55m)

Kitchen 7' 11" x 7' 5" (2.41m x 2.26m)

Bedroom 10' 1" x 10' 11" (3.07m x 3.34m)

Bedroom 9' 11" x 8' 8" (3.03m x 2.63m)

Bathroom 10' 2" x 5' 8" (3.11m x 1.72m)

Garage



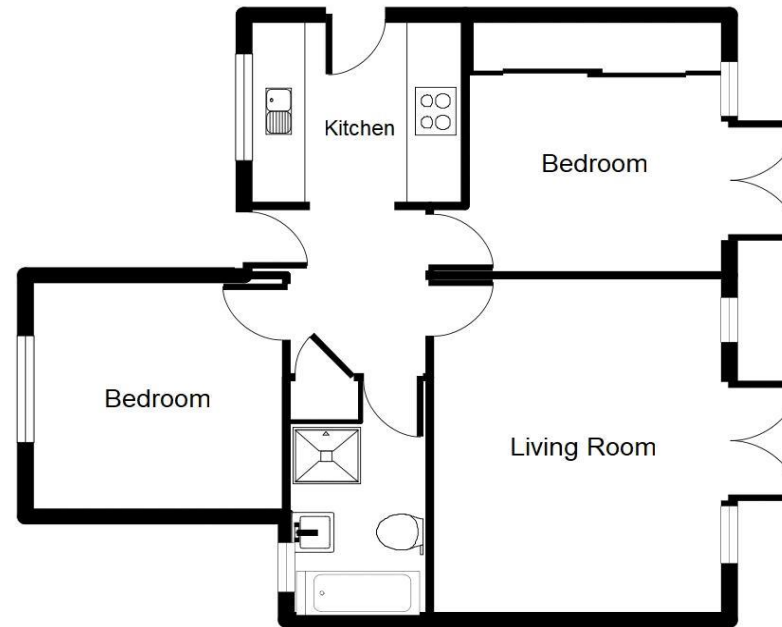
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**Guide Price £315,000**  
**Freehold**



For identification only -Not to scale  
(c) Visual Floor Planner

**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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