



Chapel Lane, Botesdale, Diss, IP22 1BH

£320,000

Situated upon an exclusive development for over 55's, this well appointed three bedroom house occupies a pleasing corner plot position and benefits from two en-suites, ground floor shower room, off-road parking and carport.

- Exclusive development for over 55's
- Immaculately presented
- Off-road parking
- Freehold
- 2 en-suites (3 bathrooms total)
- Carport
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Well positioned close to the centre of the village, the property is found upon a small country lane and forms part of the exclusive development known as Oswald Mews, which comprises of eleven similar attractive properties. Over the years Rickinghall and Botesdale have proved to have been desirable village locations consisting of a beautiful assortment of many period and historic properties. The villages still retain a good range of local amenities and facilities including health centre, supermarket, public houses, schooling, church and good transport links. The nearby market town of Diss is found seven miles to the east having an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This development of eleven properties was originally built by the much respected developers Anglia Secure Homes in 2009, whom specialise in the design and development of retirement homes having formed a reputation of building high quality homes, with a great emphasis on individuality of design and quality of finish. The property comprises a three bedroom detached house of traditional construction of high thermal insulation levels, sealed unit upvc double glazed windows and doors and heated by electric underfloor heating at ground floor level and radiators to first floor level. Internally the accommodation is flooded by plenty of natural light and is attractively furnished with a high quality of fixtures and fittings. The versatile accommodation as designed for practicality and longevity with the option of a bedroom and shower room at ground floor level, whilst at first floor level there are two generous bedrooms with each having the luxury of en-suite facilities.

Externally

There are private courtyard gardens designed for ease of maintenance in mind lying to the rear of the property, beyond is the allocated off-road parking underneath a carport with useful storage area beyond. Further are the private courtyard gardens (for residents only) which are now well stocked and well established forming the heart of the community.

The eleven owners of Oswald Mews collectively own the freehold having now formed Oswald Mews Residential Association, with a committee meeting regularly in addition to holding an Annual General Meeting. Each property has the obligation for £150 per month service charge which includes the following: buildings insurance, electricity, water, window cleaning, ground maintenance, external lighting, general maintenance, a redecoration fund and contingency fund. As a result each property owns the freehold with a lease to each reverting from 299 years from the original lease in 2008.

The rooms are as follows:

ENTRANCE HALL: Access via composite door to front, replaced LVT flooring, storage cupboard to side and access to the two reception rooms, kitchen and shower room. Stairs rising to first floor level.

SHOWER ROOM: 2' 11" x 10' 0" (0.89m x 3.05m) Comprising a tiled shower cubicle, low level wc and hand wash basin in white.

RECEPTION ROOM ONE: 10' 4" x 16' 10" (3.15m x 5.13m) A double aspect room flooded by plenty of natural light with window to front and French upvc doors to rear opening onto the rear courtyard gardens. A focal point of the room being the feature fireplace with inset electric fire. Built-in storage cupboard to side. Replaced LVT flooring.

RECEPTION ROOM TWO/BEDROOM THREE: 10' 3" x 8' 1" (3.12m x 2.46m) Currently used as a formal dining room, however was intended as the option of a ground floor bedroom if required.

KITCHEN: 10' 2" x 8' 5" (3.11m x 2.57m) With window overlooking the rear garden and offering a good range of wall and floor Shaker units, roll top work surfaces, inset stainless steel one and a half bowl sink with drainer and mixer tap, four ring electric hob with extractor above, double oven to side and fitted fridge/freezer (one year old) and dishwasher.

FIRST FLOOR LEVEL - LANDING:

Providing access to the two bedrooms and loft space above. Two built-in storage cupboards to side (one being the airing cupboard with pressurised megaflop hot water cylinder).

BEDROOM ONE: 10' 4" x 16' 11" (3.15m x 5.16m) A large principal bedroom enjoying a double aspect with fitted storage cupboards to side and the luxury of en-suite facilities.

EN-SUITE: 6' 7" x 7' 6" (2.01m x 2.29m) A modern three piece suite in white with panelled bath and shower over, low level wc and hand wash basin. Heated towel rail.

BEDROOM TWO: 10' 4" x 11' 11" (3.15m x 3.63m) A generous second bedroom with window to front, built-in storage cupboard to side and en-suite facilities.

EN-SUITE: 10' 4" x 4' 6" (3.15m x 1.37m) A well proportioned en-suite with tiled shower cubicle, low level wc and hand wash basin. Heated towel rail.

SERVICES:

Drainage - mains

Heating - electric

EPC Rating - D

Council Tax Band - C

Tenure - Freehold - with lease for each of the 11 properties

OUR REF: 8328



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

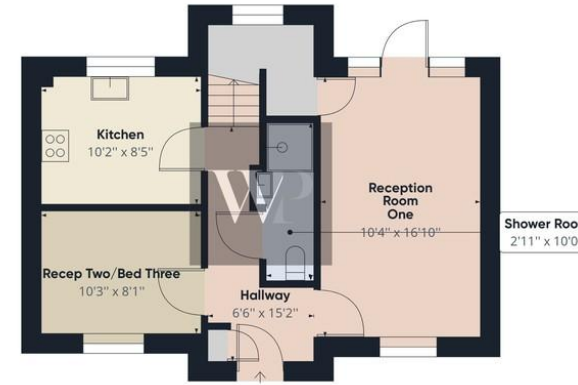
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
950.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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