



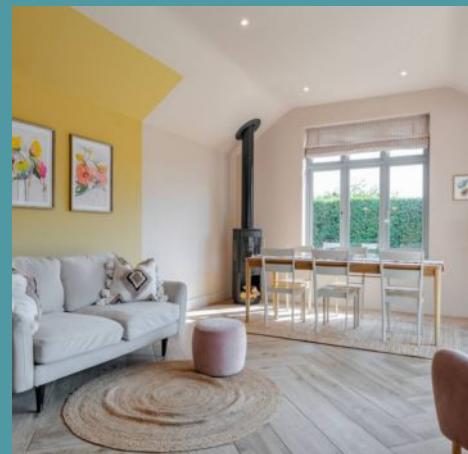
4 The Limes Diss Road, Botesdale

Offers in excess of £575,000

4 The Limes Diss Road

Botesdale, Diss

Set in the peaceful Suffolk village of Botesdale, just a short distance from the market town of Diss, this well-presented detached residence offers a comfortable and stylish lifestyle in a private setting. Tucked away down a quiet lane and set back from the road, the property features a generous driveway, double garage, and an attractive barn-style façade with black cladding and exposed brickwork. Inside, the home is bright and welcoming, with herringbone-style porcelain flooring, underfloor heating, and a layout designed for modern living. The spacious sitting room enjoys triple-aspect windows and a wood-burning stove, while the open-plan kitchen, dining, and family area provides a central hub for everyday life, complete with quality appliances, a central island, and bi-fold doors to the garden. Four double bedrooms, including a ground-floor room with flexibility for other uses, are supported by three well-appointed bathroom suites. Outside, the wraparound garden offers a lawn, patio areas, and a sense of seclusion.





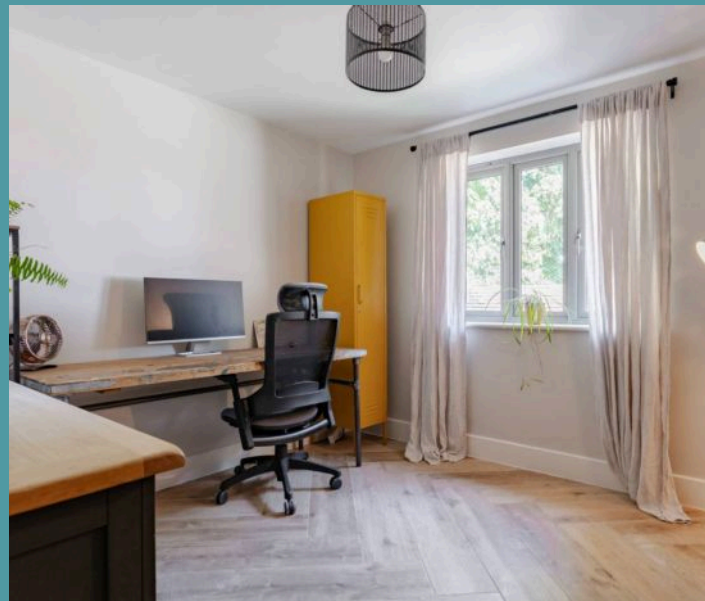
4 The Limes Diss Road

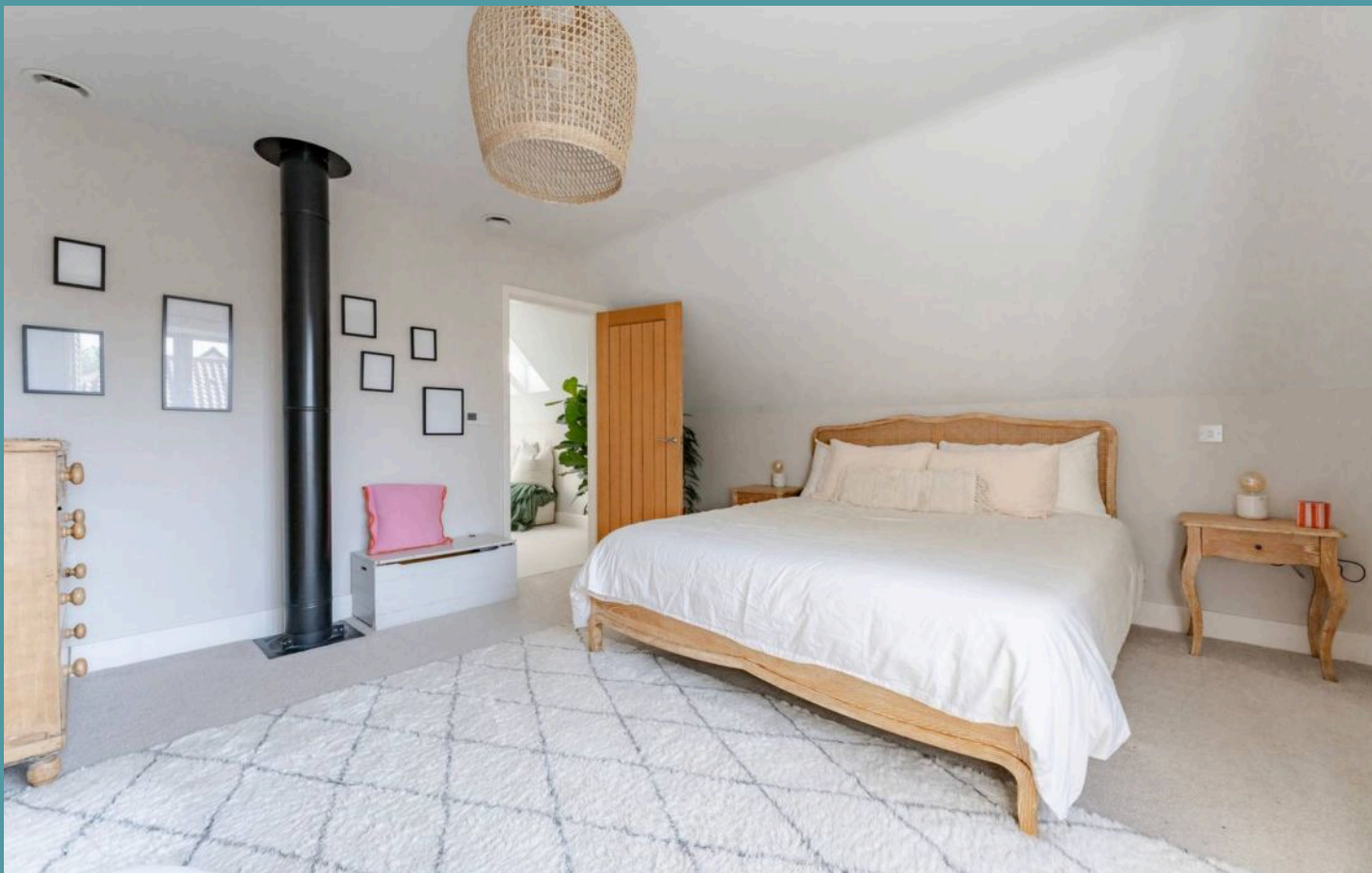
Botesdale, Diss

Location

Diss Road in Botesdale, a picturesque Suffolk village located just a few miles west of the market town of Diss, offers a charming blend of rural tranquility and practical convenience. The road forms part of the central spine of Botesdale, where residents benefit from a range of local shops including a Co-op convenience store, a pharmacy, a bakery, and several takeaway outlets. A short walk brings you to the neighbouring village of Rickinghall, where additional amenities such as a post office, hair salon, and traditional pubs provide a strong sense of local community. Families are well served by St Botolph's Church of England Primary School, situated within the village, which has a good local reputation and strong links to nearby Hartismere School in Eye for secondary education.

Healthcare needs are met by the Botesdale Health Centre, a modern GP practice offering a full range of medical services. Transport links are excellent for a rural setting: the A143 provides direct road access to Bury St Edmunds and Great Yarmouth, while regular bus services connect the village to surrounding towns. For rail commuters, Diss railway station—approximately 10 minutes' drive away—offers direct trains to Norwich, Ipswich, and London Liverpool Street. Surrounded by open countryside and with strong community ties, Diss Road is a desirable location for families, retirees, and professionals seeking village life with easy access to urban centres.





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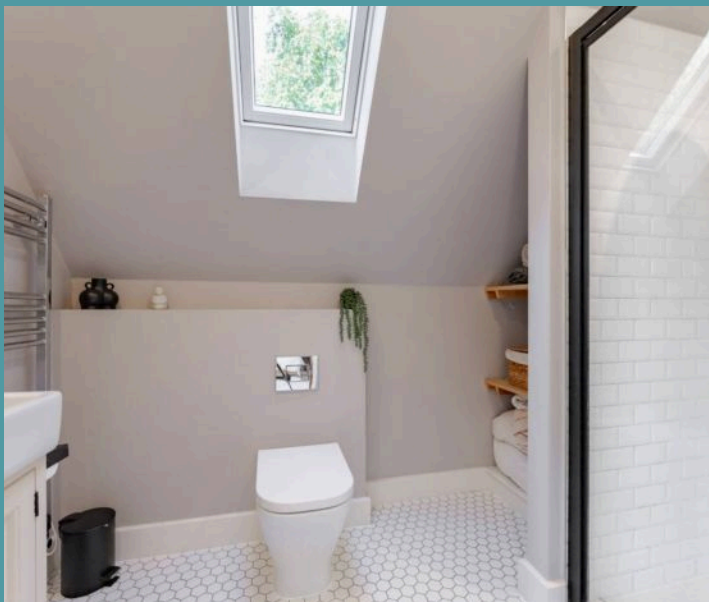
Botesdale, Diss

The home's barn-style façade blends contemporary elegance with rustic charm, featuring black timber cladding, exposed brickwork and grand garage doors – a confident architectural statement that speaks to both tradition and modernity. The driveway provides ample off-road parking for multiple vehicles, along with secure parking and storage options in the double garage.

Step inside to a sanctuary of considered design and luxurious comfort. The entrance hall welcomes you with a sense of space and warmth, enhanced by herringbone porcelain wood-effect flooring with underfloor heating powered by an efficient air source heat pump.

To the front of the home, the spacious sitting room is a serene space, with triple-aspect windows that bathe the space in natural light. Stylish panelled walls create a refined backdrop, while the wood-burning stove invites moments of relaxed indulgence and fireside evenings with loved ones.

The true heart of the home is the expansive open-plan kitchen, dining, and family area. Quality cabinetry, a classic Butler sink, a Rangemaster oven and an American-style fridge/freezer are paired with a generous central island, perfect for casual breakfasts or wine-fuelled evenings with friends beneath the glow of statement pendant lights. Bi-fold doors extend the living space outdoors, where an patio awaits – perfect for al-fresco dining and summer bbqs.



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Botesdale, Diss

Upstairs, you'll find the galleried landing with Velux windows. Three generous double bedrooms await, including a luxurious principal suite complete with private en-suite and built-in storage. The family bathroom is a statement in relaxation, with a freestanding bathtub, a contemporary vanity unit, a WC and a hand wash basin, with elegant finishes throughout.

Outside, the landscaped garden envelops the home in greenery, with maintained lawns, thoughtfully planted borders, and a wrap-around patio designed for everything from tranquil morning coffees to evening entertaining. Entirely private, this secluded garden offers endless possibilities for outdoor activities and enjoyment.





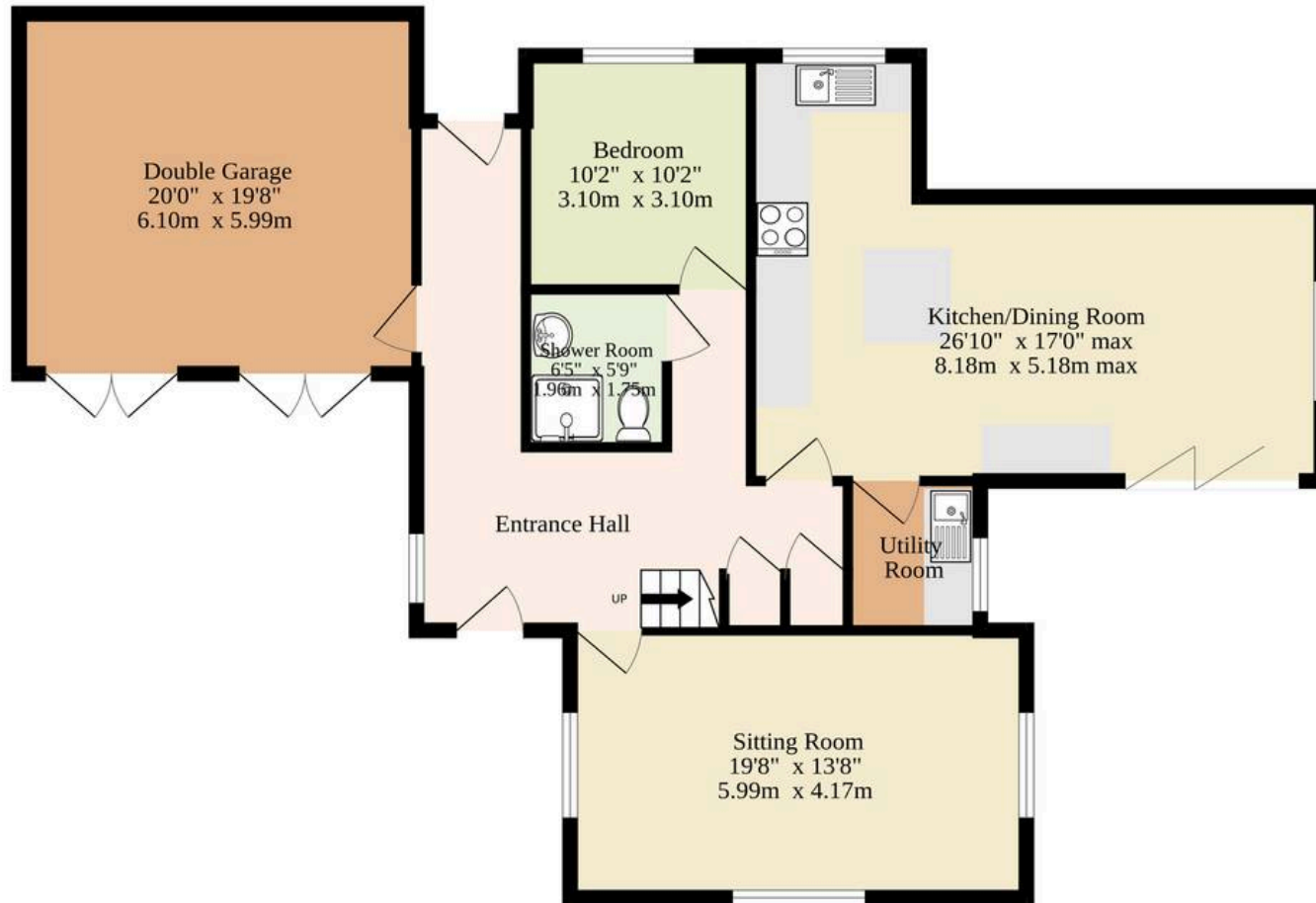
4 The Limes Diss Road

Botesdale, Diss

- Exquisite detached residence, set back from the road in the Suffolk village of Botesdale
- A striking barn-style exterior combining black timber cladding and exposed brickwork creates an elegant blend of rustic charm and modern design
- A welcoming entrance hall with herringbone-effect porcelain tiles and underfloor heating powered by an air source heat pump enhances both style and comfort
- A spacious sitting room filled with natural light from triple-aspect windows, featuring stylish panelled walls and a wood-burning stove
- A large open-plan kitchen, dining, and family space designed for modern living with a central island, quality cabinetry, Rangemaster oven, and bi-fold doors leading to the garden
- A versatile ground-floor double bedroom with access to a sleek shower room offering flexibility as a guest suite, office, playroom, or snug
- A separate utility room that maintains the home's clean aesthetic while providing essential functionality for daily household needs
- A galleried landing upstairs illuminated by Velux windows leading to three further double bedrooms, each offering generous space and natural light
- A luxurious principal bedroom suite complete with built-in wardrobes and a private en-suite finished to a high standard
- A landscaped and fully enclosed wraparound garden featuring lawn areas, planted borders, and spacious patios ideal for outdoor dining, relaxing, or entertaining in privacy



Ground Floor
1531 sq.ft. (142.2 sq.m.) approx.



1st Floor
630 sq.ft. (58.5 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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 no responsibility is taken for any error, 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 as to their operability or efficiency can be given.

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