

12 Abbots Way, Botesdale

Minors & Brady

12 Abbots Way

Botesdale, Diss

With its contemporary styling, turn-key presentation and desirable position within a highly sought-after modern development, this exceptional two-bedroom semi-detached home is perfectly suited to first-time buyers seeking a property ready to enjoy from day one. Built by the respected Burgess Homes and benefiting from approximately six years remaining on the NHBC warranty, the home offers a bright and thoughtfully designed layout including an impressive open-plan reception room, a beautifully appointed kitchen/breakfast room and two generous double bedrooms with fitted wardrobes. Outside, a stunning landscaped rear garden provides the perfect setting for entertaining, while ample driveway parking and a detached garage with plumbing add further practicality. Combining stylish interiors with energy-efficient air source heating, this is a superb home designed for modern living.

The Location

Abbots Way enjoys a convenient position on the edge of the well-regarded villages of Botesdale and Rickinghall, a location that offers the appeal of village living while remaining exceptionally well connected to the wider region. Popular with families, professionals and those seeking a slower pace of life without sacrificing everyday convenience, the area combines a strong sense of community with access to a wide range of amenities. The neighbouring market towns of Diss, Eye and Stowmarket further enhance the offering, providing extensive retail, leisure and transport facilities within easy reach.

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Daily essentials are well catered for locally, with a selection of independent shops, convenience stores, cafés, public houses and takeaways serving the villages themselves. Healthcare facilities, including a medical practice, pharmacy and dental services, are readily accessible, while a wider range of supermarkets, national retailers and leisure amenities can be found in Diss. Residents also benefit from nearby sports clubs, fitness facilities and community groups, contributing to an active and well-connected lifestyle.

The location is particularly appealing to families, with a choice of educational facilities nearby. Botesdale and Rickinghall are served by well-regarded primary schools, while secondary education is available in neighbouring towns including Diss and Eye. There are also a number of respected independent schools within the wider Suffolk and Norfolk area, offering further choice for families seeking both state and private education options.

The A143 provides straightforward connections to Diss and Bury St Edmunds, while the A140 offers routes towards Norwich and Ipswich. Diss railway station is approximately a short drive away and forms part of the mainline route between Norwich and London Liverpool Street, making the area attractive to commuters seeking a village setting whilst maintaining access to the capital. Regular bus services also connect surrounding villages and neighbouring towns.

Beyond its practical advantages, the area is surrounded by attractive Suffolk and South Norfolk countryside, with an extensive network of footpaths, quiet country lanes and rural walks to enjoy. Nearby destinations such as Eye, with its historic castle and independent shops, the market town of Diss with its picturesque mere, and the wider landscapes of the Waveney Valley provide plenty of opportunities for recreation and exploration.

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Stepping inside, the entrance hall offers an immediate sense of quality and care, with attractive wood-effect flooring flowing through the ground floor and setting the tone for the accommodation beyond. A conveniently positioned cloakroom/WC is located off the hallway, while access is also provided to the kitchen and principal reception space.

To the front of the property, the kitchen/breakfast room is both practical and stylish, fitted with an excellent range of wall and base units complemented by quartz work surfaces. Designed with everyday living in mind, the kitchen benefits from a selection of integrated appliances including a fridge/freezer, dishwasher, electric eye-level oven, induction hob and wine fridge, whilst a deep Butler-style sink adds both character and functionality.

Situated to the rear of the home and forming the heart of the property, the open-plan main reception room is a superb living and dining space designed for modern family living. Flooded with natural light through large windows and glazed doors opening onto the garden, this versatile room offers generous space for both comfortable seating and formal dining arrangements. The seamless connection between indoor and outdoor living makes it particularly suited to entertaining, while the attractive décor ensures the room is ready to be enjoyed immediately.

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A staircase rises from the reception room to the first-floor landing, where a useful storage cupboard provides practical everyday convenience. The first-floor continues the property's excellent presentation, with each room finished in a contemporary style that complements the neutral colour palette found throughout the home.

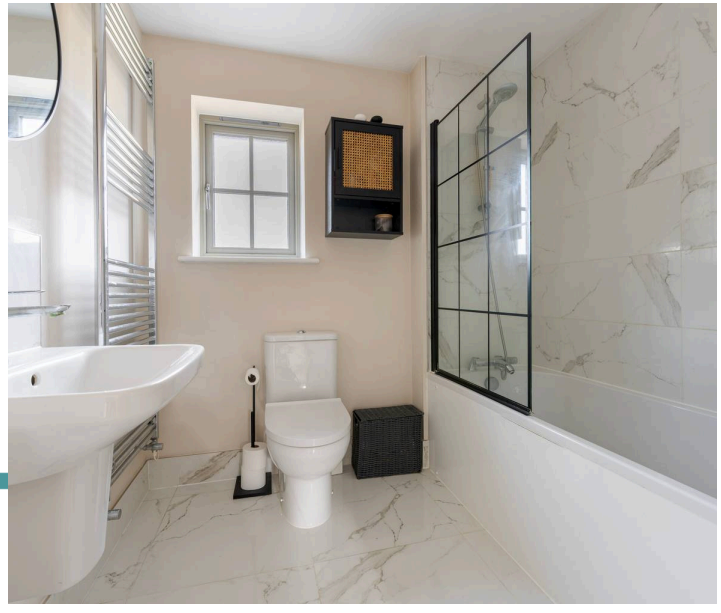
The principal bedroom enjoys a pleasant rear aspect overlooking the garden and has been enhanced with attractive decorative wall panelling, adding a stylish focal point to the room. Fitted wardrobes provide valuable storage while maintaining a clean and uncluttered appearance. Spacious, bright and well-appointed, this room offers a welcoming principal suite for homeowners.

The second bedroom is another generous double room, positioned to the front of the property. Benefiting from fitted wardrobes as well, it offers excellent flexibility for a range of purchasers, whether used as a guest bedroom, home office, dressing room or additional sleeping accommodation. The proportions and presentation ensure it remains a highly practical and appealing space.

Serving both bedrooms is a stylish family bathroom, fitted with modern tiling and a contemporary white suite comprising a wash basin, WC and panelled bath with shower over. Designed with both comfort and practicality in mind, the bathroom is beautifully presented and perfectly complements the overall standard of the home. The addition of the separate ground-floor cloakroom further enhances convenience for visiting guests and day-to-day living.

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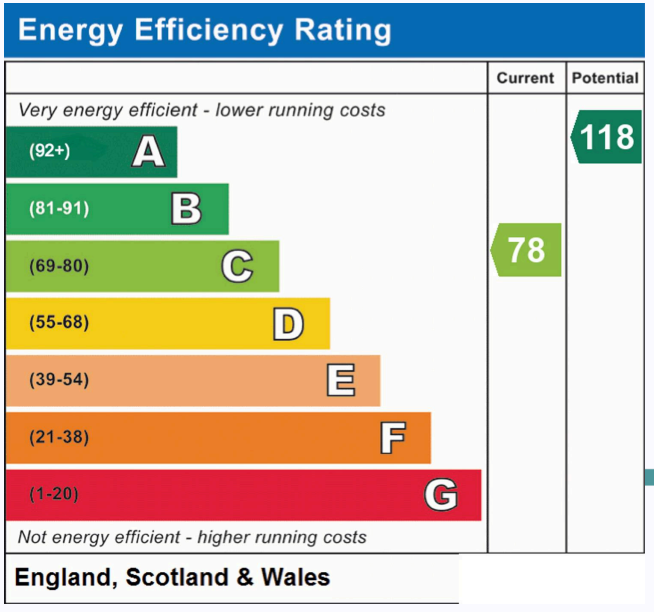












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Outside, the rear garden is a particular highlight and has been expertly landscaped to maximise both enjoyment and usability. Thoughtfully designed to create attractive seating and entertaining areas, this sunny outdoor space is ideal for al fresco dining, summer gatherings or simply relaxing with minimal maintenance requirements. The established design ensures the garden is ready to be enjoyed immediately without the need for further investment.

The property also benefits from ample driveway parking alongside a large detached single garage, which offers excellent storage potential, secure parking or flexibility for use as a home gym or workshop. The added benefit of plumbing within the garage provides further versatility for future owners.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage.

Air source heat pump.

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Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



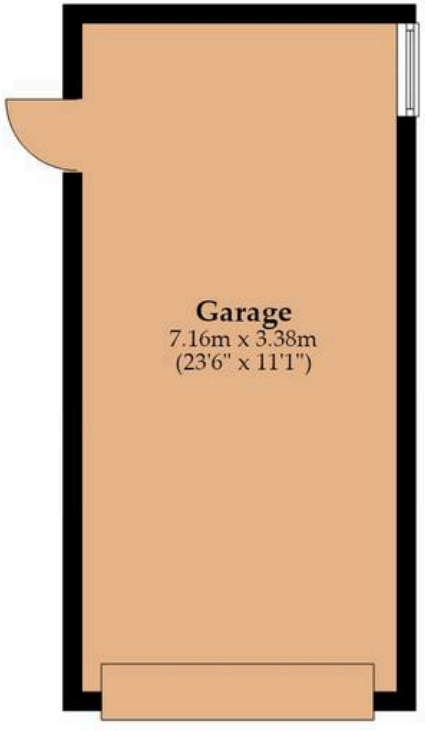
First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Garage

Approx. 24.2 sq. metres (260.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.7 sq. feet)

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.
Plan produced using PlanUp.

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Dreaming of this home?
Let's make it a *reality.*



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Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

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Your home, our market

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