

HINDERCLAY ROAD

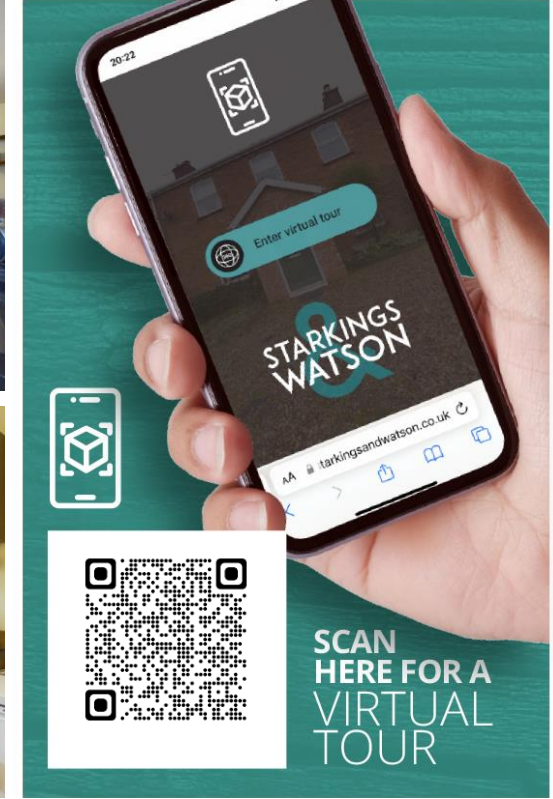
Rickinghall, Diss IP22 1HD

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE

PROPERTY



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STARKINGS & WATSON

- No Chain!
- Grade II Listed Home
- Former School House Conversion
- 1300 Sq ft Of Accommodation (stms)
- Open Plan Reception with Wood-burner
- Kitchen & Utility Room
- Three Bedrooms
- Courtyard Garden & Garage Parking

IN SUMMARY

NO CHAIN. This attractive MID-TERRACE home forms part of a former Victorian school, with ORIGINAL CHARACTER FEATURES in abundance, whilst being situated within the SOUGHT AFTER VILLAGE of Rickinghall. The Old School was converted in the early 2000's from the Grade II Listed former school into four homes, offering UNIQUE characterful accommodation arranged over two floors, extending to approximately 1300 Sq ft (stms). Internally you will find an original entrance porch leading to a double-height reception hall with solid oak staircase. There is also a cloakroom/utility space. The open-plan SITTING/DINING ROOM overlooks the courtyard garden and benefits from a large fireplace with wood-burning stove with steps up to the dining area and kitchen. On the first floor there are THREE AMPLE BEDROOMS, the main benefiting from WALK-IN WARDROBES and an EN-SUITE, there is also a family bathroom. Externally you will find the PLEASANT COURTYARD GARDEN as well as GARAGE/PARKING to the front.

LOCATION

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx. 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx. 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists.

DIRECTIONS

You may wish to use your Sat-Nav (IP22 1HD), but to help you... Heading west from Diss to Bury St Edmunds on the A143, pass through the village of Wortham and take the next right hand turn for Botesdale / Rickinghall / Redgrave. Follow signs through Botesdale village, and passing through most of The Street including the Co-Op. Take the right hand turning onto Hinderclay Road where the property can be found on the left hand side accessed via the shared driveway.

The property is approached via a shingled shared driveway and pathway with mature borders either side leading towards the main property. Gated access can also be found to front next to the main entrance door.

Entrance door to:

ENTRANCE PORCH

Wood flooring, smooth vaulted ceiling, door to:

ENTRANCE HALL

Wood flooring, radiator, velux window to front, stairs to first floor landing, built-in storage cupboard, smooth vaulted ceiling, doors to:

UTILITY ROOM

7' 1" x 7' (2.16m x 2.13m) Fitted range of base level units with space for fridge, space for washing machine, space for tumble dryer, low level WC, pedestal hand basin with mixer tap over, wood effect flooring, radiator, obscure glazed window to rear, wall mounted oil fired central heating boiler, smooth ceiling.

SITTING/DINING ROOM

17' 10" x 15' 9" Max (5.44m x 4.8m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, window to front x3, television and telephone points, smooth ceiling, opening to:

KITCHEN

17' 8" x 7' 1" Max (5.38m x 2.16m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, space for Range Style electric or gas cooker, space for fridge, space for dishwasher, wood flooring, radiator, window to front x2, smooth ceiling.



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STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, smooth ceiling with recessed spotlights with exposed timber beams, doors to:

DOUBLE BEDROOM

12' 3" x 7' 1" (Some Restricted Height) (3.73m x 2.16m) Fitted carpet, radiator, window to rear, built-in storage cupboard, smooth vaulted ceiling.

BEDROOM

7' 9" x 7' 5" Max (Some Restricted Height) (2.36m x 2.26m) Fitted carpet, radiator, window to front, smooth vaulted ceiling.

DOUBLE BEDROOM

12' 3" x 10' 8" Max (Some Restricted Height) (3.73m x 3.25m) Fitted carpet, radiator, window to front, range of built-in bedroom furniture, smooth vaulted ceiling with exposed timber beams, door to:

EN SUITE

(Some Restricted Height) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, fitted carpet, vertical radiator, window to front, smooth vaulted ceiling with exposed timber beams.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit, panelled bath with mixer shower tap, tiled splash backs, extractor fan, fitted carpet, radiator, built-in storage cupboard, smooth vaulted ceiling with exposed timber beams.

OUTSIDE

To the front of the property you will find a private enclosed walled garden with space for potted planting and central seating area, ideal for those looking for a low maintenance garden.

GARAGE & PARKING

17' 3" x 16' 4" Max (5.26m x 4.98m) Covered parking, storage above, power and lighting, door to:

STORE

Ready for flooring, window to rear.

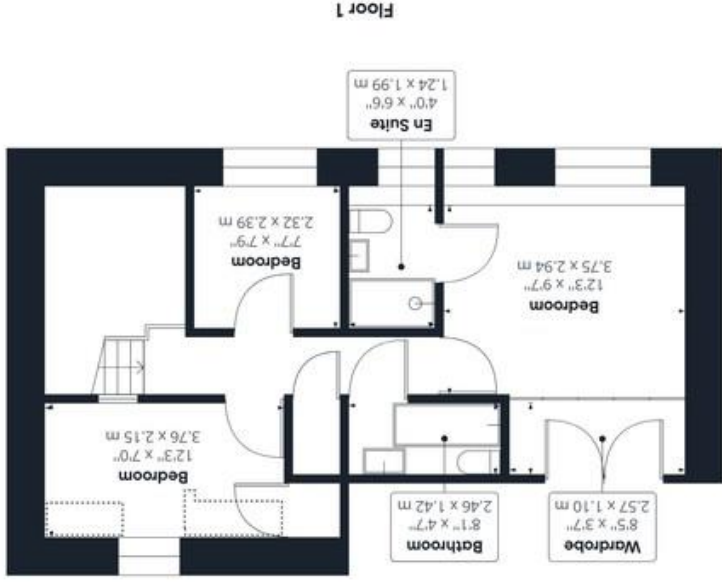
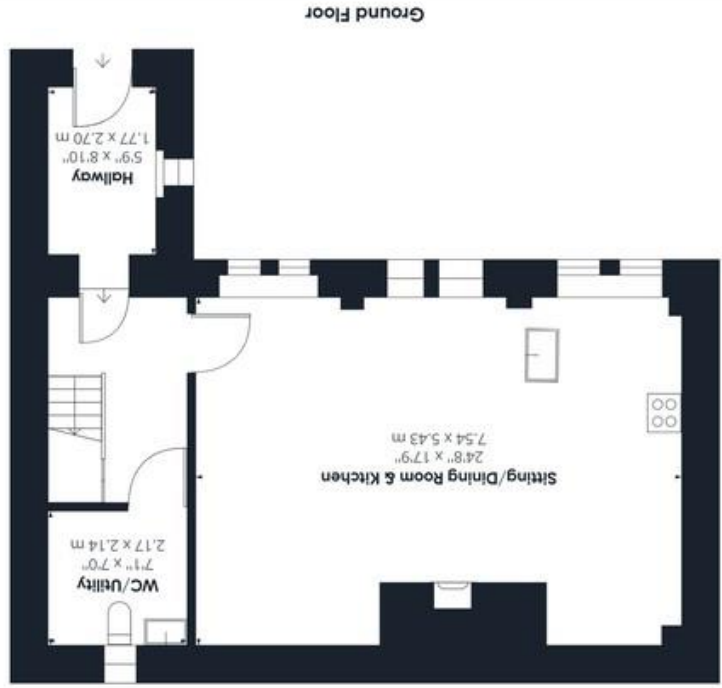
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Price:



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Approximate total area⁽¹⁾
1047.08 ft²
97.28 m²

Reduced bedroom
16.08 ft²
1.49 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

GIRAFFE 360

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