



Rickinghall Road, Hinderclay, Diss

Offers In Excess Of £450,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Chalet Style Home
- ✓ Hugely Flexible Accommodation
- ✓ Further Extension Potential (stp)
- ✓ 2/3 Reception Rooms with Kitchen/Dining Room
- ✓ Over 1400 Sq ft Internally (stms)
- ✓ 3/4 Bedrooms & Two Bathrooms
- ✓ Generous Gardens, Driveway & Garage

To arrange an accompanied viewing please call our Diss Office on 01379 450950





NO CHAIN. Offering internal accommodation in excess of 1400 SQ FT (stms) this DETACHED 1980's built CHALET STYLE family home has plenty to offer. With HUGELY FLEXIBLE living space arranged over two floors and further potential to EXTEND (stp) if desired, the property sits proudly within a generous plot with AMPLE DRIVEWAY PARKING for multiple vehicles to the front, as well as garage and GENEROUS private SOUTH WEST FACING gardens to the rear. Internally, the extended accommodation comprises a porch into the sitting room with WOOD BURNER which is open plan to the dining room. There is a generous kitchen/dining room, a downstairs shower room and then the impressive 25' family room which could easily be used as further bedrooms is desired. On the first floor you will find TWO DOUBLE BEDROOMS and a further single, as well as an en-suite bathroom and further scope for further extending (stp).

#### LOCATION

Hinderclay is a small and quiet village within short distance of Rickinghall and Botesdale, 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 1HN), 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 leaving the village. After approximately 1 mile you will enter Hinderclay where the property can be found on the left-hand side.

The property is approached through gated access which leads onto a shingle driveway with mature planting to front and laurel hedging. Ample parking is provided for up to 5 cars, together with access to the single garage and gated access to the side of the property.

Entrance door to:

#### ENTRANCE PORCH

Tiled flooring, radiator, uPVC double glazed window to side, smooth coved ceiling, double doors to:



### SITTING ROOM

16' 8" x 14' 1" Max (5.08m x 4.29m) Cast iron wood burner with tiled hearth and timber beam, wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing, smooth covered ceiling, opening and doors to:

### DINING ROOM

16' 8" x 9' (5.08m x 2.74m) Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side, telephone point, thermostat heating control, smooth covered ceiling, opening to:

### KITCHEN/DINING ROOM

15' 2" x 12' 4" Max (4.62m x 3.76m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with stainless steel splash back and extractor fan over, built-in eye level electric double oven, space for American style fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, smooth covered ceiling with recessed spotlights, door to sitting room:

### SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, shower cubicle with thermostatically controlled rainfall shower and glazed shower screen, tiled walls, extractor fan, tiled flooring,

radiator, uPVC obscure double glazed window to rear, built-in double storage cupboard, smooth covered ceiling with recessed spotlights.

### FAMILY ROOM/BEDROOM

25' 3" x 9' 11" Max (7.7m x 3.02m) Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed French doors to rear, television point, smooth covered ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, smooth covered ceiling with recessed spotlights and loft access hatch, doors to:

### DOUBLE BEDROOM

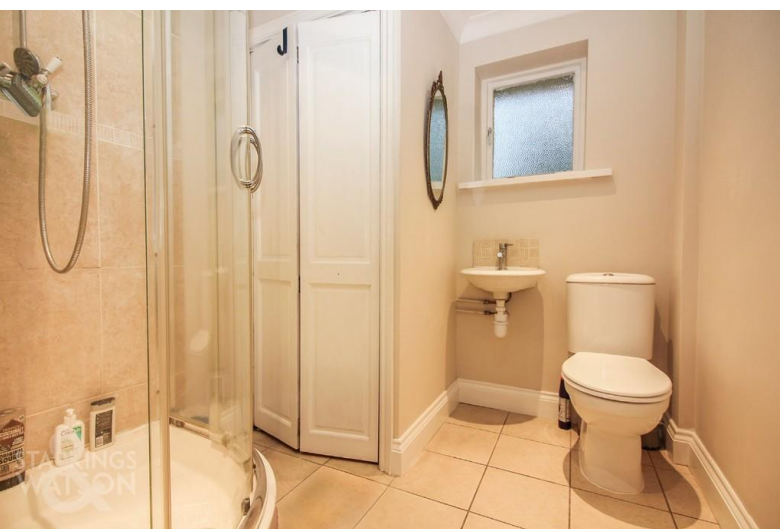
11' 3" x 9' 9" Max (Some Restricted Height)(3.43m x 2.97m) Fitted carpet, radiator, velux window to front, uPVC obscure double glazed window to side, built-in storage cupboard, smooth covered ceiling.

### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, built-in storage cupboard, smooth covered ceiling.







### **BEDROOM**

11' 3" x 6' 9" Max (Some Restricted Height) (3.43m x 2.06m) Fitted carpet, radiator, velux window to front x2, smooth coved ceiling.

### **DOUBLE BEDROOM**

11' 7" x 8' 7" Max (Some Restricted Height) (3.53m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to side, velux window to front, smooth coved ceiling.

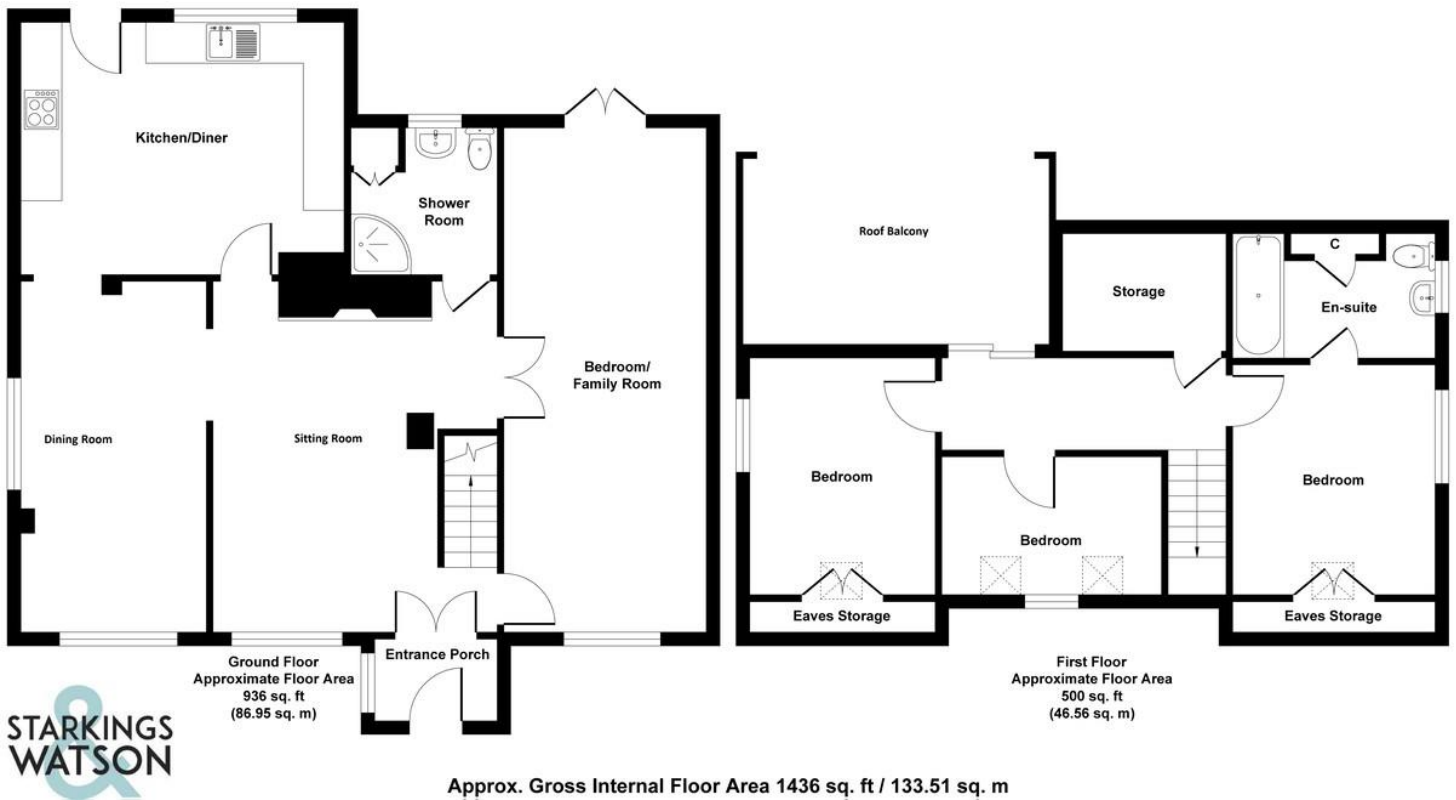
### **OUTSIDE**

The property offers a generous south west facing rear garden with multiple seating areas, including a decked and paved area, with adjacent spacious lawned area with mature hedging providing privacy. From the first-floor landing there is a sliding door which leads towards a veranda which overlooks the rear garden.

### **GARAGE**

Up and over door to front, window to rear, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.