

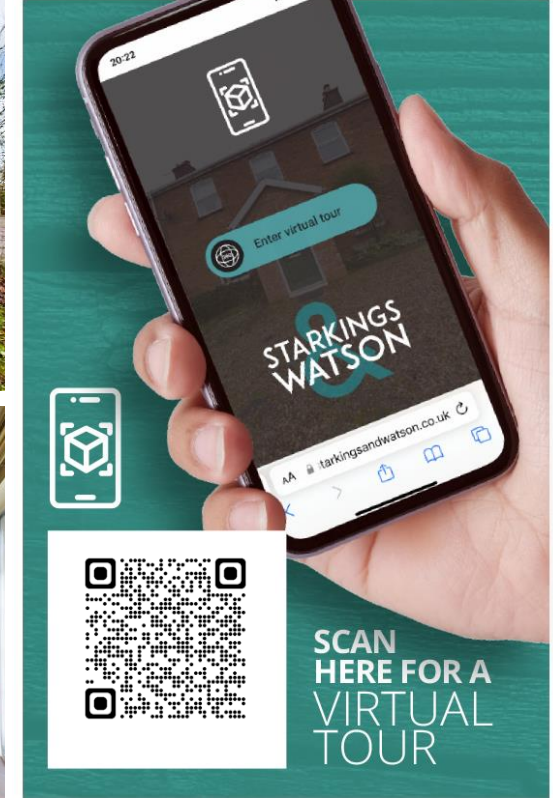
THE STREET

Rickinghall, Diss IP22 1EQ

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- No Chain!
- Semi-Detached Character Cottage
- Grade II Listed
- Sought After Village Location
- Three Generous Receptions
- Two Bedrooms
- Garden & Extensive Garaging
- Huge Potential for Development & Improvement

IN SUMMARY

This GRADE II LISTED SEMI-DETACHED cottage situated within the SOUGHT-AFTER VILLAGE of RICKINGHALL offers a lot more than first meets the eye. With THREE CHARACTERFUL RECEPTIONS, EXPOSED BEAMS, HIGH CEILINGS and HUGE POTENTIAL to extend and improve further (stp). Externally, you will find private gardens, plenty of OFF-ROAD PARKING, a single garage ideal for conversion as well as a further DETACHED DOUBLE GARAGE. Internally there is an entrance hallway, study/bedroom and ground floor wet room, impressive main reception with exposed brick and doors onto the garden, sitting room with INGLENOOK FIREPLACE and separate country style kitchen. On the first floor, off landing there are TWO BEDROOMS, built in storage cupboards and a bathroom.

SETTING THE SCENE

The property is approached from the roadside and via the main entrance door. To the side of the property you will find Church Farm Close, a shared private close with shared access for three further dwellings. From this close you will find off road parking and access to the single and double garage as well as rear gated access to the garden.

THE GRAND TOUR

Entering through the main entrance solid wood door from the roadside into the entrance porch you will find tiled flooring and access to the ground floor wet room and unusually shaped study/bedroom, all part of an extension completed in the 1980's. This space could easily be a ground floor bedroom and adjoining bathroom if desired but is currently used as a study. leading from the entrance porch also is the main dining room with stunning full height ceiling, exposed brickwork and chimney housing the oil-fired boiler. There are double doors leading onto the rear terrace from this room and access into the sitting room. The characterful sitting room features wood effect flooring and an inglenook open fireplace as well as ceiling beams and stairs to the first-floor landing. accessed from the sitting room is the farmhouse style kitchen with range oven, inset sink and space for further white goods and table and chairs. There is also a pantry style cupboard and stable style door leading onto the back garden. The first-floor landing features two storage cupboards and provides access to the bathroom in need of modernisation as well as bedroom to the front with storage cupboard. The main bedroom is found to the rear with double aspect, exposed ceiling beams and wardrobe. The cottage in part dates back to the 16th Century and is filled with character and charm whilst also requiring renovating and modernisation in places.

THE GREAT OUTDOORS

Accessed from either the door in the kitchen or the doors in dining room, the rear garden is both lawned, paved and relatively private. There are a range of mature shrubs and planting with a shingled pathway and covered area leading behind the garaging. There is also



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gated access to the shared driveway and parking area. The oil tank can be found on the other side of the brick wall. As mentioned, the property benefits from a detached single garage as well as a further detached double garage beyond and further parking space beyond this.

OUT & ABOUT

Rickinghall and Botesdale are two very charming and sought-after merged villages offering a host of activities and amenities. There are two great pub/restaurants, two take-away food outlets, a Co-op Local supermarket, St Botolphs Primary School, a health centre, sports facilities and play areas. It is in the catchment area for the outstanding Hartismere High School. 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.

FIND US

Postcode : IP22 1EQ

What3Words : ///frocks.spearhead.grows

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property is Grade II Listed. The property is accessed to the side via a private close with shared accessed along with the neighbours.

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

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>Approximate total area⁽¹⁾</p> <p>1223.35 ft² 113.65 m²</p> <p>Reduced headroom</p> <p>14.13 ft² 1.31 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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