



## Rickinghall Road, Hinderclay, Diss, IP22 1HN

**Guide Price £360,000 - £380,000**

A deceptively spacious three bedroom detached house offering over 1600 sq ft of versatile living space. Further benefiting from westerly facing rear gardens, single garage, en-suite facilities, two reception rooms, utility room and being sold with no onward chain.

- No onward chain
- Garage
- Westerly facing rear garden
- En-suite facilities
- Two reception rooms and utility
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D



## Property Description

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### Situation

Set back from the road within the heart of the village, the property boasts a pleasing position enjoying a leafy green outlook. The traditional and attractive village of Hinderclay lies on the north Suffolk borders within the idyllic countryside along the Waveney Valley and is within close proximity of the well served villages of Rickinghall and Botesdale, (benefiting from good facilities with health centre, public houses and supermarket). A more extensive and diverse range of amenities and facilities can be found 8 miles to the east within the market town of Diss. Further having a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached house having been individually built and designed in the early 1990's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators and connected to mains drainage. Deceptive in size the property offers over 1600 sq ft with well proportioned rooms all flooded by plenty of natural light and over the years has been well maintained and cared for. Particular notice is drawn to the three bedrooms at first floor level all being generous size rooms with the principle bedroom having the luxury of en-suite facilities.

### Externally

The property is set back from the road approached via a hard standing tarmac driveway giving good off-road parking for at least four cars leading up to the house and attached garage, (the garage with electric roller door to front, window to side, power/light connected, storage space within eaves and personnel door giving internal access through to the utility room). To either aspect of the property there are two gates giving access to the rear gardens, which enjoy a westerly aspect and a leafy green outlook. The gardens have been landscaped for ease of maintenance In mind predominantly paved with a shingle area abutting picket fencing.

The rooms are as follows

**ENTRANCE PORCH:** 2' 9" x 5' 10" (0.84m x 1.78m) Upvc double glazed extension. Good space for shoes and coats. Secondary door giving access through to the entrance hall...

**ENTRANCE HALL:** Stairs rising to first floor level. Access to reception room one, kitchen/diner and wc. A pleasing first impression.

**WC:** 4' 9" x 4' 9" (1.45m x 1.45m) With frosted window to front and with low level wc and wash hand basin.

**KITCHEN/DINER:** With window to the front aspect enjoying a leafy green outlook. Internal access to the utility room and reception room two. The kitchen offers a good range of wall and floor unit cupboard space with oak fronted units and roll top work surfaces over, inset one and a half bowl sink with drainer and mixer tap and space for white goods.

**RECEPTION ROOM ONE:** 18' 9" x 11' 7" (5.72m x 3.53m) A double aspect room found to the rear of the property. Sliding

doors giving access through to the conservatory extension and views over the gardens beyond. Fireplace to side with inset electric fire with wood mantle over and granite hearth.

**RECEPTION ROOM TWO:** 10' 6" x 10' 0" (3.2m x 3.05m) Another double aspect room found to the rear of the property and with access through to reception room two and the kitchen/diner.

**CONSERVATORY:** 11' 4" x 11' 7" (3.45m x 3.53m) A upvc double glazed conservatory extension set upon a brick base and with French doors opening onto the rear gardens. Tiled flooring.

**UTILITY:** 7' 11" x 9' 5" (2.41m x 2.87m) Upvc door to the rear aspect. Work surface to side with inset stainless steel sink with drainer and mixer tap and space for white goods.

**FIRST FLOOR LEVEL: LANDING:** 3' 2" x 16' 4" (0.97m x 4.98m) Giving access to the three bedrooms and family bathroom. Access to loft space above. Built-in airing cupboard to side housing a hot water cylinder.

**BATHROOM:** 11' 11" x 4' 5" (3.63m x 1.35m) With frosted window to front. An L shaped sized room with panelled bath, wash hand basin over vanity unit and low level wc.

**BEDROOM ONE:** 11' 11" x 10' 0" (3.63m x 3.05m) A generous size principle bedroom with double built-in storage cupboard to side and the luxury of en-suite facilities...

**EN-SUITE:** 8' 7" x 3' 5" (2.62m x 1.04m) Frosted window to front and comprising of walk-in tiled shower cubicle, low level wc and wash hand basin.

**BEDROOM TWO:** 12' 6" x 11' 7" (3.81m x 3.53m) Window to the rear/westerly aspect. A generous size bedroom.

**BEDROOM THREE:** 12' 7" x 10' 2" (3.84m x 3.1m) With window to rear. Although the smaller of the three bedrooms still a spacious size with the benefit of a double built-in storage cupboard to side.

**OUR REF:** 8224



# Viewing Arrangements

Strictly by appointment

# Contact Details

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

