

THE STREET

Rickinghall, Diss IP22 1DY

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.

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STARKINGS & WATSON

- No Chain!
- Mid-Terrace Town House
- Sought After Central Village Location
- Sitting Room & Kitchen/Dining Room
- Three Double Bedrooms
- Two En-Suites & Family Bathroom
- Private Rear Garden
- Garage & Off Road Parking

IN SUMMARY

NO CHAIN. Located CENTRALLY within the EVER POPULAR village of RICKINGHALL providing EXCELLENT links to Bury St. Edmunds, Diss and London beyond is this THREE STOREY TOWNHOUSE offering plenty of space for growing families. The property has been well designed offering THREE DOUBLE BEDROOMS over the top two floors with TWO EN-SUITES and a FAMILY BATHROOM ensuring every bedroom has its own bathroom as well as plenty of BUILT-IN STORAGE. On the ground floor there is a good sized SITTING ROOM which can easily accommodate a dining table as well. In addition there is a W.C and kitchen/dining room which opens onto the rear garden. Externally there is a PRIVATE REAR GARDEN with access to the parking space and SINGLE GARAGE beyond.

SETTING THE SCENE

Approached via The Street centrally within the village of Rickinghall, to the front there is a gated pedestrian access with front garden and covered entrance with the main entrance door. To the rear leading around

the back you will find space for off road parking in front of the attached single garage as well as gated access to the rear garden.

THE GRAND TOUR

Entering from the front you are welcomed by an inviting entrance hallway leading to a built-in storage cupboard and ground floor W.C with access to the first floor landing. To the left you will find the bright sitting/dining room, a flexible room with plenty of space for soft furnishings. The kitchen/dining room can be found to the rear opening onto the garden. The kitchen offers ample cupboard storage space, the wall mounted central heating boiler, space for all white goods and space for a table and chairs as well as integrated electric oven and hob. Leading up to first floor landing you will then find access to the second floor. The first room to the rear is the family bathroom with shower cubicle and bath as well as large airing cupboard. There are two bedrooms on this level the first of which is located overlooking the rear garden with built-in storage, the second to the front offers double built-in wardrobes and an en-suite shower room. The second floor landing with storage leads to the main bedroom overlooking the front and rear, a lovely bright bedroom which also benefits from an en-suite shower room.

THE GREAT OUTDOORS

The rear garden is accessed via the double doors in the kitchen/dining room where you will find a lawned and paved rear garden that's fully enclosed with timber fencing. There is a mixture of planted borders



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and shrubs as well as a covered lean-to on the side providing useful covered storage. You will find a secure gated access to the side as well as gated access to the rear leading onto the driveway providing access to the garage with up and over door, power and light and storage above. Within the rear garden you will also find the oil tank.

OUT & ABOUT

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.

FIND US

Postcode : IP22 1DY

What3Words : ///sparkle.romantics.passages

VIRTUAL TOUR

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

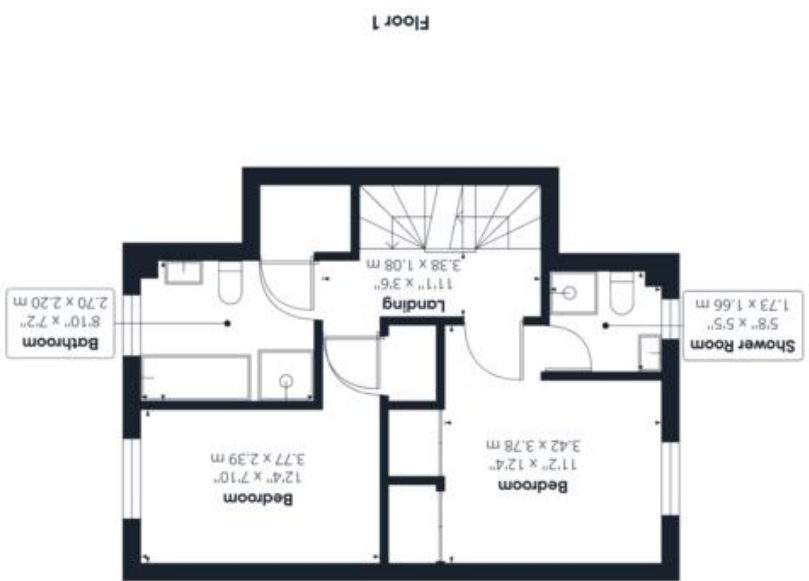
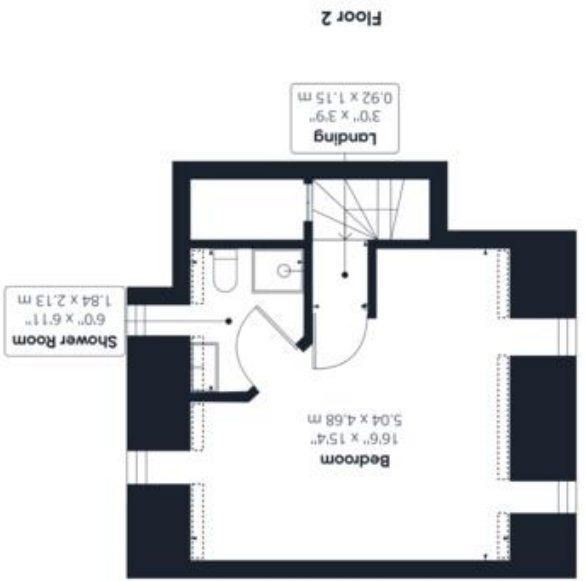
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (m²)

1187.28 ft²

110.30 m²

Reduced headroom

10.86 ft²

1.01 m²