



Bells Lane, Hinderclay, Diss, IP22 1HW

Guide Price £450,000

Enjoying a prominent and elevated position this substantial four bedroom detached house boasts outstanding far-reaching views over the unspoilt rural countryside. Further benefiting from south westerly facing rear gardens, en-suite facilities and being sold with no onward chain.

- Outstanding rural views
- Single garage
- En-suite
- Freehold
- Westerly facing rear gardens
- No onward chain
- Council Tax Band D
- Energy Efficiency Rating TBC.



Property Description

Situation

Setback from a small country lane on the outskirts of the village, the property enjoys beautiful views over the undulating rural countryside. 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 neighbouring villages of Rickinghall/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 having a mainline railway station with regular/direct services to London Liverpool Street and Norwich..

Description

The property comprises a substantial four bedroom detached house, being of traditional brick and block cavity wall construction under a pitched clay tiled roof and with sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers well proportioned rooms all flooded by plenty of natural light. Notice is drawn to the bedrooms at first floor level all generously sized with the principal bedroom having the luxury of ensuite facilities.

Externally

The property is setback from the road having good off-road parking for a number of vehicles leading up to the house and integrated single garage, (with up and over door to front, power/ light connected) with side access to either aspect of the property. The main gardens are found being of a good size predominately laid lawn with a brick weave patio abutting the rear of the property creating an excellent space for alfresco dining. The gardens enjoy a good deal of privacy/seclusion whilst taking a southerly aspect and entertaining beautiful views over the countryside.

The rooms are as follows

ENTRANCE HALL:

A pleasing and spacious first impression with upvc double glazed door to front, further access to the wc, reception rooms, kitchen and stairs right into first floor level with under stairs storage cupboard.

RECEPTION ROOM ONE: Found to the rear aspect of the property and enjoying views and access onto the rear gardens with window to rear and upvc double glazed sliding door. Focal point of the room being the fireplace to side with inset gas fire and decorative wooden mantle surround. A light, bright and airy room.

RECEPTION ROOM TWO: With bay window to the front aspect and currently used as a formal dining room another general size room.

KITCHEN/BREAKFAST ROOM: With window to the side aspect enjoying outstanding elevated views over the rural countryside. The kitchen offers a good range of wall and floor unit cupboard space with rolltop work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap, four ring electric hob with extractor fan over and oven below. Space for white goods.

UTILITY: Found to the rear of the property with upvc door giving access onto the rear gardens. Matching units to the kitchen with white surfaces over stainless steel sink and space white goods.

FIRST FLOOR LEVEL – LANDING: With access to the four bedrooms and family bathroom. Built-in airing cupboard to side. Access to loft space above. Window to side.

BEDROOM ONE: Found to the front of the property being a generous principal bedroom having double built-in storage cupboard to side and the luxury of en-suite facilities.

EN-SUITE: With frosted window to front and comprising a tiled shower cubicle, low-level wc and wash hand basin.

BEDROOM TWO: Found to the rear of the property and having elevated views over the rear garden. A generous size room with built-in storage cupboard to side.

BEDROOM THREE: With window to the side aspect and having outstanding views over the surrounding countryside.

BEDROOM FOUR: With window to the rear. Although the smaller of the four bedrooms still a generous double bed size room.

BATHROOM: With frosted window to the rear aspect comprising of a matching suite with panelled bath shower attachment over, low-level wc and wash hand basin.

OUR REF: 8249



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.

