



## Rectory Hill, Rickinghall, Diss, IP22 1EZ

**Guide Price £300,000 - £325,000**

Set upon a spacious plot and entertaining beautiful far reaching rural views over the unspoilt rural countryside, this substantial two bedroom house (approx. 900 sq ft) is presented in an excellent decorative order throughout.

- South westerly facing rear gardens
- High specification & immaculately presented
- Plot size 0.11 acre (sts)
- Approx 900 sq ft
- Far reaching rural views
- Council Tax Band A
- Freehold
- Energy Efficiency Rating D.



## Property Description

### Situation

Occupying a prominent and elevated position, the property is set back from Rectory Hill enjoying a rural but yet not isolated situation. Over the years Rickingham and Botesdale have proved to have been desirable village locations consisting of a beautiful assortment of many period and historic properties. The villages still retain a decent range of local amenities and facilities including health centre, supermarket, public houses, schooling, church and good transport links. The nearby market town of Diss is found seven miles to the east having an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

### Description

Having understood to have been built in the 1930s, the property is of conventional construction now presented in an excellent decorative order throughout. The current vendors in their time of occupation have significantly enhanced and upgraded the property creating versatile living space in the region of 900 sq ft. Being heated by an oil fired central heating boiler via radiators and with the benefit of replacement sealed unit upvc double glazed windows and doors, whilst being connected to mains drainage.

### Externally

The property has the benefit of extensive off-road parking to the front upon a shingle driveway, a side gate in turn gives access to the rear gardens which are of a generous size. In essence the overall plot measures in the region of 0.11 acre (sts). Over the years the gardens have been thoughtfully planted and are now well stocked and established with a great deal of privacy/seclusion within. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining enjoying a south westerly aspect. Additionally, there is the benefit of a timber summer house, workshop and outbuildings (outbuildings attached to the rear of the property measuring 7' 2" x 7' 2" (2.19m x 2.19m) with power/light connected, the second outbuilding measuring 3' 1" x 4' 2" (0.95m x 1.28m).

The rooms are as follows:

**ENTRANCE HALL:** Access via a period solid wood door to front, stairs rising to first floor level and access to the two reception rooms.

**RECEPTION ROOM ONE:** A bright and spacious double aspect room with windows to the front aspect and French doors giving views and access onto the rear gardens. Wood burning stove to side upon a slate hearth.

**RECEPTION ROOM TWO:** Found to the front of the property opening to the kitchen area giving open plan living. Open fireplace to side with oak mantle and pamment tiled hearth. Oak engineered flooring flowing through to the kitchen. Serving well as a formal dining room.

**KITCHEN:** With views over the rear gardens and period four panel pine internal doors giving access to the utility room and pantry cupboard space beneath stairs. This bespoke kitchen offers a range of wall and floor units with oak work surfaces, integrated appliances with Bosch double oven with extractor above, four ring electric hob, fitted dishwasher and fridge. Porcelain one and a half bowl sink with drainer and mixer tap.

**UTILITY:** With window to the side aspect, oak work surface, inset stainless steel sink with drainer and mixer tap, fitted storage units to side housing the oil fired central heating boiler and pressurised hot water cylinder. Space for white goods.

**WC:** Comprising corner hand wash basin and tiled splashbacks, low level wc. Tiled flooring.

**FIRST FLOOR LEVEL - LANDING:** With period four panel internal doors giving access to the two bedrooms and bathroom. Access to loft space above. Window to side.

**BEDROOM ONE:** Found to the front of the property being a generous size principal bedroom with built-in wardrobe and storage cupboard over stairs.

**BEDROOM TWO:** A double bedroom enjoying views over the rear gardens and fields beyond. Built-in storage cupboard to side.

**BATHROOM:** Immaculately presented, this modern suite in white comprises panelled bath, tiled shower cubicle, low level wc, hand wash basin and heated towel rail.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8307



# Viewing Arrangements

Strictly by appointment

# Contact Details

4-6 Market Hill

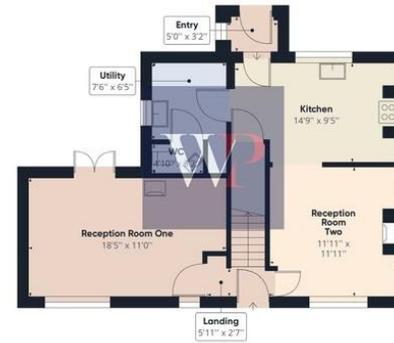
Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
918.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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