



The Street, Rickinghall, Diss, IP22 1EG

Guide Price £325,000 - £350,000

Tucked away in a secluded and private position, this detached two/three bedroom house is well situated within this sought after village. Further benefitting from southerly facing rear gardens and detached garage.

- Secluded/tucked away position
- Detached garage
- Versatile living space
- Southerly facing gardens
- Formerly a 3 bedroom property
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a pleasing position the property is found in a tucked away and secluded situation set back from the building line upon the street and having a good deal of privacy/seclusion. Over the years Rickinghall 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 an excellent range of local amenities and facilities by way of having health centre, boutique shops, supermarket, public houses, schooling, church and good transport links. The nearby market town of Diss is found 7 miles to the east which offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two/three bedroom detached house being individually designed and built in the 1980s of traditional brick and block cavity wall construction with pleasing colour wash rendered elevations under a pitched clay tiled roof. Heated by an oil fired central heating boiler via radiators and with replacement sealed unit upvc double glazed windows and doors. Originally a three bedroom dwelling, however in latter years was converted to a two bedroom by way of the removal of dividing wall between bedrooms two and three to create a large second bedroom. Should a third bedroom be required then a partition wall could be erected. Throughout the property offers bright and spacious accommodation with a pleasing layout and having the luxury of modern and contemporary fixtures and fittings.

Externally

The property benefits from off-road parking found to the rear boundaries and adjacent to the detached garage (measuring 15' 11" x 10' 10" (4.86m x 3.31m) of brick and block construction with up and over door to front, power/light connected, storage space within eaves and personnel door to side giving access to the rear gardens. The main gardens lie to the front of the property and greatly enjoy a southerly aspect, being predominantly laid to lawn and enclosed by concrete posts and panel fencing. Abutting the rear of the property is a raised decking area creating an excellent space for alfresco dining. In essence the overall plot size measures in the region of 0.09 acres (sts).

The rooms are as follows:

ENTRANCE HALL: Access via a composite double glazed door to front, a pleasing first impression with tiled flooring flowing through, stairs rising to first floor level and under stairs storage cupboard and access to the reception room, kitchen and wc.

WC: With frosted window to front aspect comprising low level wc and hand wash basin. Tiled flooring.

RECEPTION ROOM ONE: A bright and spacious double aspect room with window to rear and French upvc doors to front leading onto the main garden. A particular feature of the room is the inglenook style fireplace with inset cast iron stove and oak mantle over.

RECEPTION ROOM TWO: With window to the front aspect and having versatile use serving well as a formal dining area if required arch connecting through to the kitchen giving open plan living space. Tiled flooring.

KITCHEN/BREAKFAST ROOM: Flooded by plenty of natural light due to a double aspect, upvc door to side giving external access. The kitchen offers a good range of wall and floor units, work surfaces, breakfast bar and integrated appliances with four ring electric touch hob and extractor above, double oven to side, fitted dishwasher and space for washing machine and fridge/freezer.

FIRST FLOOR LEVEL - LANDING: Giving access to the two bedrooms, bathroom and loft space above. Airing cupboard to side housing recently installed hot water cylinder. New carpeting along the landing and stairs rising from ground floor level.

BEDROOM ONE: A generous principal bedroom enjoying a double aspect with a good provision of built-in storage cupboard space.

BEDROOM TWO: A double aspect room with window to front and Velux to rear, having formerly been two rooms and could easily be converted back to a three bedroom house if required.

BATHROOM: With frosted window to front comprising a three piece suite in white with panelled bath and double headed shower above, low level wc and hand wash basin over vanity unit.

SERVICES:

Drainage -

Heating - oil

EPC Rating - D

Council Tax Band - C

Tenure - freehold

OUR REF: 8323



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.

AWAITING FLOORPLAN

