

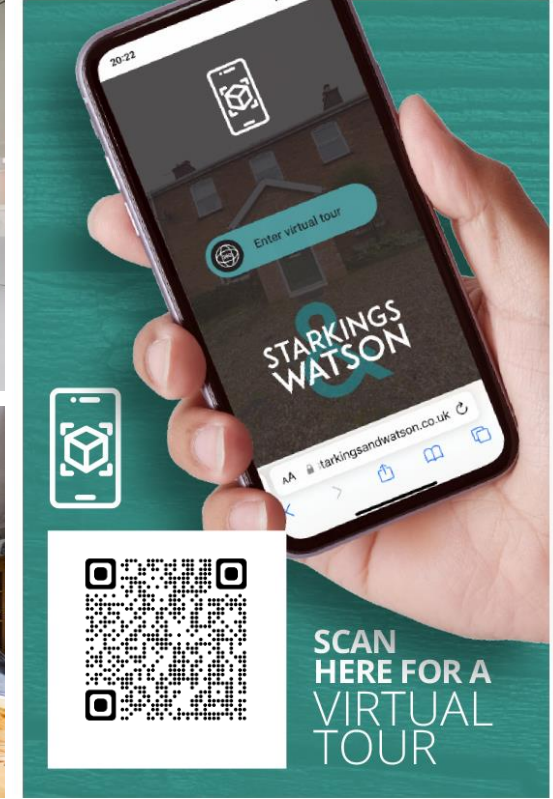
RYDERS WAY

Rickinghall, Diss IP22 1ER

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- Detached Family Home
- Stunning Kitchen with Integrated Appliances
- Quality Carpets Laid Throughout
- High Specification & Luxury Fixtures/Fittings
- Sitting & Separate Dining Room
- Four Bedrooms with En Suite to Main
- Garage with Personnel & Electric Roller Door
- Private, Landscaped Gardens with New Patio

IN SUMMARY

SIMPLY STUNNING. This FAMILY HOME has been recently updated both INSIDE and OUT with elements of the garden only finished in JULY of this year! A purchaser will be buying a property presented in SHOW HOME CONDITION featuring a HIGH SPECIFICATION KITCHEN and with CONTEMPORARY DECOR. The accommodation features a SITTING ROOM, dining room, CLOAKROOM and the aforementioned kitchen at GROUND LEVEL. Upstairs there are FOUR BEDROOMS of which the MAIN BEDROOM has a RE-FITTED EN SUITE SHOWER ROOM. The main bathroom which leads from the landing has a ROLLED TOP BATH and TILED SPLASH BACKS. Due to its position on a CORNER PLOT, there is a LARGER THAN AVERAGE PLOT, landscaped gardens, plenty of parking to side and a SINGLE GARAGE with a personnel door.

SETTING THE SCENE

Turning the corner on Ryders Way and seeing this property straight ahead, there is a brick-weave pathway which passes between two low level hedges and the dropped curb which leads to the parking and single garage. With an area of plum slate and lawn running along the front and side of the property which has created a space for potted plants or raised beds to be added.

THE GRAND TOUR

Once inside, the quality of the finish throughout is immediately visible with decorated walls and ceilings, luxury fitted carpets underfoot and white woodwork on the staircase which leads to the first floor. A cloakroom can be found under the stairs, on the left-hand side, a door takes you into the sitting room and straight ahead the kitchen. The sitting room has fitted carpet, dual aspect windows and plenty of space for soft furnishings with scope to add a fireplace. A door takes you into the dining room where you can entertain and feel like your outside by looking through the newly installed aluminium sliding patio doors. With the kitchen adjoining this room but with a door to close off when entertaining. With stunning handleless cabinets and wall and base level, this stunning kitchen has granite work-surfaces and up-stands with contrasting black glass splash-backs between the cabinets. Appliances within this kitchen are integrated with a built-in electric double oven, induction hob, dishwasher, washing machine and fridge/freezer. This perfectly designed space has a door to rear for garden access and an internal door to the entrance hall to complete the ground floor accommodation. Upstairs, the quality of fixtures and the décor is continued with some more modern colour scheming in the first bedroom on the left-hand side. The navy and gold colour scheme fits perfectly around the alcoves in this room with a window facing to front. The main bedroom next door is en suite with the shower suite re-fitted in recent years. The remaining two bedrooms can be used as intended or for a walk-in wardrobe or study if required. The main bathroom has a rolled top bath with mixer shower tap at one end, low level W.C and a floating sink finished with waterfall mixer tap.



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THE GREAT OUTDOORS

Accessed via the Dining Room patio doors a newly laid feature patio can be found, with step down to an additional patio area accessed from the kitchen, with both spaces providing the ideal space to relax and entertain. Lawned gardens are enclosed with timber panelled fencing and bordered by a variety of mature plants and shrubs creating an attractive space to enjoy. A footpath leads to the personnel door of the garage, whilst side gated access is provided to the front of the garage which offers an electric roller door to front, and the driveway. A useful timber shed tucked away on the opposite side to the garage provides useful storage, whilst the garden also benefits from an outside water supply.

OUT & ABOUT

Rickinghall and Botesdale are two very charming and sought-after merged villages offering a host of activities and amenities. There are two great pub/restaurants, two take-away food outlets, a Co-op Local supermarket, St Botolphs Primary School, a health centre, sports facilities and play areas. It is in the catchment area for the outstanding Hartismere High School. 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.

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

Price:



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Postcode : IP22 1ER

What3Words : ///nothing.warrior.initiates

VIRTUAL TOUR

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



Approximate total area⁽¹⁾
1066.76 ft²
99.10 m²

(1) Excluding balconies and terraces

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.