



**Wheatfields, Rickinghall, Diss, IP22 1EN**  
**Guide Price £200,000 - £215,000**



This spacious and immaculately presented two bedroom house, enjoying a pleasing and elevated position whilst being within walking distance of amenities. Further benefitting from westerly facing rear gardens and off-road parking.

# Wheatfields, Rickinghall, Diss

## Key Features

- Westerly facing rear gardens
- Off-road parking
- Walking distance to amenities
- Immaculately presented
- Elevated position
- Council Tax Band B
- Energy Efficiency Rating D
- Freehold

## Situation

Occupying a pleasing position, the property is found on a small spur close set upon an elevated plot and within a popular residential area known as 'Wheatfields'. The sought after villages of Rickinghall, adjoining Botesdale have proved to have been desirable village locations over the years consisting of a beautiful assortment of many period and attractive properties of different ages. The villages still retain an excellent range of local amenities and facilities including 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 amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

Comprising a two bedroom mid-terrace house, the property was built in the 1980's by Messr Dauber Homes and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof benefitting from sealed unit upvc double glazed windows and doors whilst being heated by modern and energy efficient electric radiators. Internally there is a pleasing layout with well proportioned rooms, throughout the property is in an excellent decorative order having been much enhanced by the current vendor.

## Externally

The property is set back from a small spur close overlooking a small green from an elevated position. The main gardens are found to the rear and are of a generous size with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining leading onto an area of lawn and enclosed by panel fencing. To the rear boundaries is the benefit of a timber shed and with side gate leading through to the off-road car parking space. The gardens enjoy a westerly aspect taking in all of the afternoon and evening sun.



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The rooms are as follows

**ENTRANCE PORCH:** Access via upvc double glazed door to front with good space for shoes and coats etc. Secondary door giving access through to the reception room.

**RECEPTION ROOM:** 14' 11" x 12' 9" (4.55m x 3.89m)

A light, bright and airy room found to the front of the property, stairs rising to first floor level and access through to the kitchen.

**KITCHEN/BREAKFAST ROOM:** 8' 2" x 12' 8" (2.49m x 3.86m)

A replaced and modern kitchen presented in an excellent condition with a good range of wall and floor unit cupboard space with wood effect roll top work surfaces and Shaker units. Inset four ring electric hob with extractor above, fitted oven to side and space for white goods.

**FIRST FLOOR LEVEL: LANDING:** Providing access to the two bedrooms and bathroom. Built-in airing cupboard to side housing the hot water cylinder, (replaced in 2018). Access to loft space above.

**BEDROOM ONE:** 11' 7" x 9' 6" (3.53m x 2.9m)

A well proportioned principal bedroom found to the front of the property and with the benefit of a double built-in wardrobe to side.

**BEDROOM TWO:** 11' 6" x 6' 8" (3.51m x 2.03m)

Enjoying from being positioned to the rear of the property and with views overlooking the rear gardens.

**BATHROOM:** 7' 10" x 5' 10" (2.39m x 1.78m)

A modern three piece suite in white with panelled bath, shower over, low level wc, wash hand basin and heated towel rail.

## SERVICES

Drainage - Mains

Heating type - Electric radiators

EPC rating - D

Council Tax Band - B

Tenure - Freehold

**OUR REF:** 8346



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