



Maytime  
Rickinghall Road | Hinderclay | Suffolk | P22 1HN

# MAKE YOUR MARK



Three-bedroom detached property situated in a peaceful village location within close proximity to the many amenities of the vibrant market town of Diss. The house features an ensuite to the main bedroom, an integral garage, ample driveway parking and a spacious utility room. This chain free property comes with plenty of potential, to make your own mark and create your dream home.



# KEY FEATURES

- A Detached Family House in a Quiet and Peaceful Village Location
- The House has Lots of Potential and Requires Modernisation
- Three Bedrooms; Two Bath/Shower Rooms
- The Main Bedroom benefits from an En-Suite Shower Room
- Kitchen with Separate Utility and Ground Floor Cloakroom
- Two Reception Rooms and a Conservatory
- Integral Garage with Parking for Multiple Cars
- South-West Facing Garden with Patio Area and Shed
- The Accommodation extends to 1,623sq.ft
- Energy Rating: D

“The location of the house is great” explains the current owner. “The village itself is lovely and quiet but has an active community with lots of local events throughout the year if you want to get involved. It is also conveniently close to both Diss and Bury St Edmunds.”

## Location, Location, Location!

The property really does offer the best of both worlds. With this comfortable village home, you won't be trading rural tranquillity for isolation. The property is located only 8 miles from Diss and 14 miles from the Suffolk-pink painted 16th century cottages and Georgian townhouses of Bury St Edmunds. Both vibrant towns enjoy weekly markets and a range of shops and amenities to enjoy, with the former benefiting from direct trains to London in only 90 minutes. “The proximity of the house to Diss station makes it perfect for someone looking to commute into London or to Cambridge”. In addition, the neighbouring villages of Rickingham and Botesdale offer local amenities on your doorstep.

## Make It Your Own

This lovely, much-loved home has been well cared for, but it does require some decorative updating, providing an excellent opportunity to impose your own style and truly make it your own. You approach the property through a welcoming glass porch at the front. This area serves as a practical space for shedding muddy clothes and storing outside items you'd rather keep away from the main living areas. Upon entering the home, you will find a generously sized and well-lit entrance hall, with a staircase leading to the first floor. To the left of the entrance hall is a convenient downstairs cloakroom. Straight ahead you will discover a well-proportioned sitting room. The room is bright and airy, with a decorative brick fireplace and electric fire. There is potential here to open the fireplace and install a woodburning stove.





# KEY FEATURES

## Open Plan Potential

A set of sliding patio doors connects the sitting room to a large conservatory with direct access to the garden. This adaptable addition to the downstairs area opens up a world of possibilities for a variety of uses. There is a good-sized double-aspect dining room with the option of knocking through into the kitchen if a communal open plan kitchen / dining space is preferred. The kitchen is large enough to accommodate a dining table, freeing up the dining room for use as a home office, snug, or children's playroom. The kitchen is a good size, with a variety of wall and under-counter cabinets to the front of the room. The kitchen opens into a large utility room with worktop space, plumbing for a washing machine and drier and a sink. A door leads from this room into the garden. There is also a convenient internal access door leading to the integral garage (handy on rainy days when you need to get to your car).

## Exploring Upstairs

Three spacious double bedrooms are located on the first floor. Two of the rooms have fitted wardrobes, and the front bedroom has its own ensuite shower room. On this floor, there is also a family bathroom.

## The Outside

The south/west facing garden is a real sun trap, as the owner explains "the garden gets the sun for most of the day so it's lovely to sit outside and relax." Coupled with the peaceful location, this is a inviting outside space which offers lots of potential for the keen gardener. The setting of the home is rural and to the back of the property is an orchard. There is a spacious patio for enjoying sunnier days and outside dining. The property affords plenty of parking on the driveway and a good-sized integral garage with sockets and a remote garage door.





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# INFORMATION

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## On The Doorstep

Hinderclay is a quiet village located approximately 14 miles from Bury St Edmunds in an area of rolling arable land to the south of the Little Ouse river valley. The village is surrounded by lovely countryside, villages, and quiet lanes, making it ideal for walkers and cyclists.

## How Far Is It To

The village is situated only a short distance from the neighbouring villages of Rickingham (1.6 miles) and Botesdale (2.3 miles) which offer a host of amenities. There are two friendly pub/restaurants, two takeaway outlets, a Co-Op Local Supermarket, a primary school, health centre, dentist and play areas. Further amenities can be found in Diss, which also provides direct rail services into London Liverpool Street and Norwich. The A14 can be accessed via Bury St Edmunds which offers connections to Cambridge and the M11.

## Directions

From Diss head west on the A1066 towards Thetford. At South Lopham turn left on to the B1113. Follow the road until the right hand turn to Hinderclay Road and then take the next left on to Bell Lane to Hinderclay. At the cross roads turn left on to Rickingham Road and the property is just on your right.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property...[timer](#).[part](#).[thickens](#)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Mid Suffolk District Council – Council Tax Band E  
Freehold

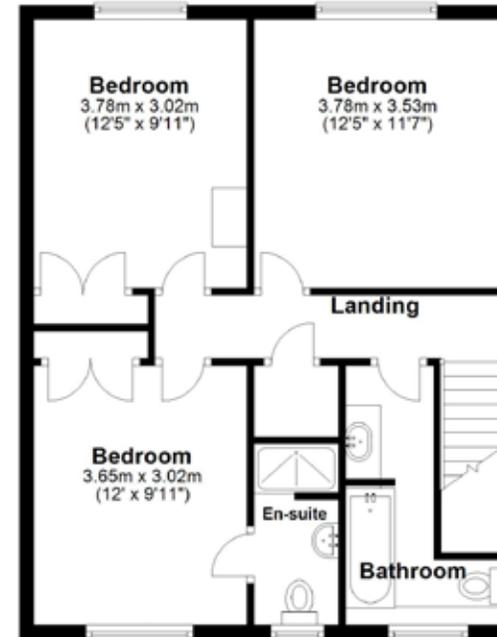
### Ground Floor

Approx. 94.2 sq. metres (1013.8 sq. feet)



### First Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



Total area: approx. 150.8 sq. metres (1623.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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