



Meadow End
Hinderclay, Suffolk | IP22 1HW

WELCOME



This modern edge-of-village home, with four bedrooms, two bathrooms and far reaching views over the fields adjacent is move-in ready and in excellent order. It is full of potential with the opportunity to modernise and extend to better take advantage of the properties situational light and favourable countryside aspect







- Modern Detached Village Home
- Located On The Edge Of The Village
- Far Reaching Countryside Views
- South Westerly Rear Garden
- Four Generous Bedrooms, Family Bathroom and Ensuite
- Sizeable Sitting Room
- Formal Dining Room
- Fitted Kitchen and Useful Utility Room
- Adjoining garage & ground floor WC
- No Onward Chain

Built in the 1980s in traditional English red brick, there's a comforting appeal to this solid and sturdy home. It has been well maintained with replacement windows and, just last year, new fascia boards. Its greatest asset, however, is probably its end-of-the-road location, the last house in the row with the benefit of wide-open westerly country views beyond. The house sits back from the road, up a drive with room for three vehicles, plus one more in the adjoining garage with its up-and-over door. A lawn with central ornamental tree provides a pretty feature to the view out to the street. Gates on either side of this detached home lead round to the fully enclosed and dog-proof garden to the rear.

Entry under the pitched overhanging porch leads to a central hallway and downstairs cloakroom. The stairs ahead are open adding a nice touch which opens out the space effectively. Down the hallway is a sitting room which, at getting on for 300 square feet, is a generous space indeed. Being west facing, this room benefits from afternoon and evening light which floods in through a window and a set of glass French doors into the garden.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













A propane gas fire in a traditional Edwardian-style fireplace provides a cosy focus in the cooler months.

The remainder of the ground floor is given to a large dining room with a light-filled oriole window at the front of the house, a square roomy kitchen and an unusually generous utility room. These spaces are fully functional, the kitchen with fitted units and electric oven and hob, but with a few changes could, if wanted, be transformed to suit the new owners needs. While there is room to eat in the kitchen as it is, a more contemporary approach might be to remove the wall between it and the dining room next door, thus creating a large kitchen-dining area that has become the 21st century ideal. The utility at the back, meanwhile, can accommodate laundry and plenty else besides, and will be the hands-on back-up you need to keep a family home going. Given the views over the westerly fields adjacent, sunseekers might reasonably consider a couple of extra windows along that elevation, in the dining room in particular.

Upstairs four equally sized bedrooms share two bathrooms, one an en-suite shower room at the front of the house, the other a family bathroom with over-bath shower.

As with the kitchen, these bathrooms are perfectly functional but would lend themselves as a great canvas for somebody looking to make improvements. And, as per the rooms below, it would be worth thinking about a couple more windows in the bedrooms to take advantage of that view and the westerly light. A fifth bedroom, or home office, might be created by extending over the garage – subject to local planning laws.

The garden will suit those looking for something relatively low maintenance as its size means upkeep won't be onerous. The westerly aspect and far-reaching views enhance the sense of space and make it a bright and cheerful spot to sit out, especially on a warm evening. Being a fully enclosed area, it's one where children and dogs can play safely.

A quiet and rural village, Hinderclay is but a short cycle ride from Rickinghall which, with Botesdale, is a substantial and well-served settlement with much visual appeal. Here are two pubs, a small supermarket, a school, an art café, a fish and chip shop and a Chinese restaurant as well as a monthly country market. Connectivity is good with the bustling market town of Diss with its supermarkets and boutique shopping within a quarter of an hour's drive.





STEP OUTSIDE

From here, trains reach London in an hour and a half. In the other direction, the A143 will get you to historic Bury St Edmunds, with its cathedral, shopping, dining and theatre, in less than half an hour.

Agents Notes

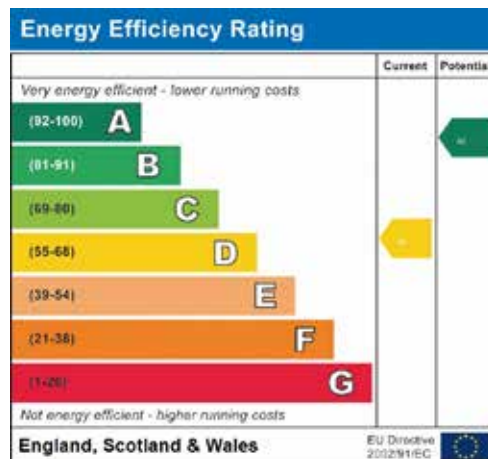
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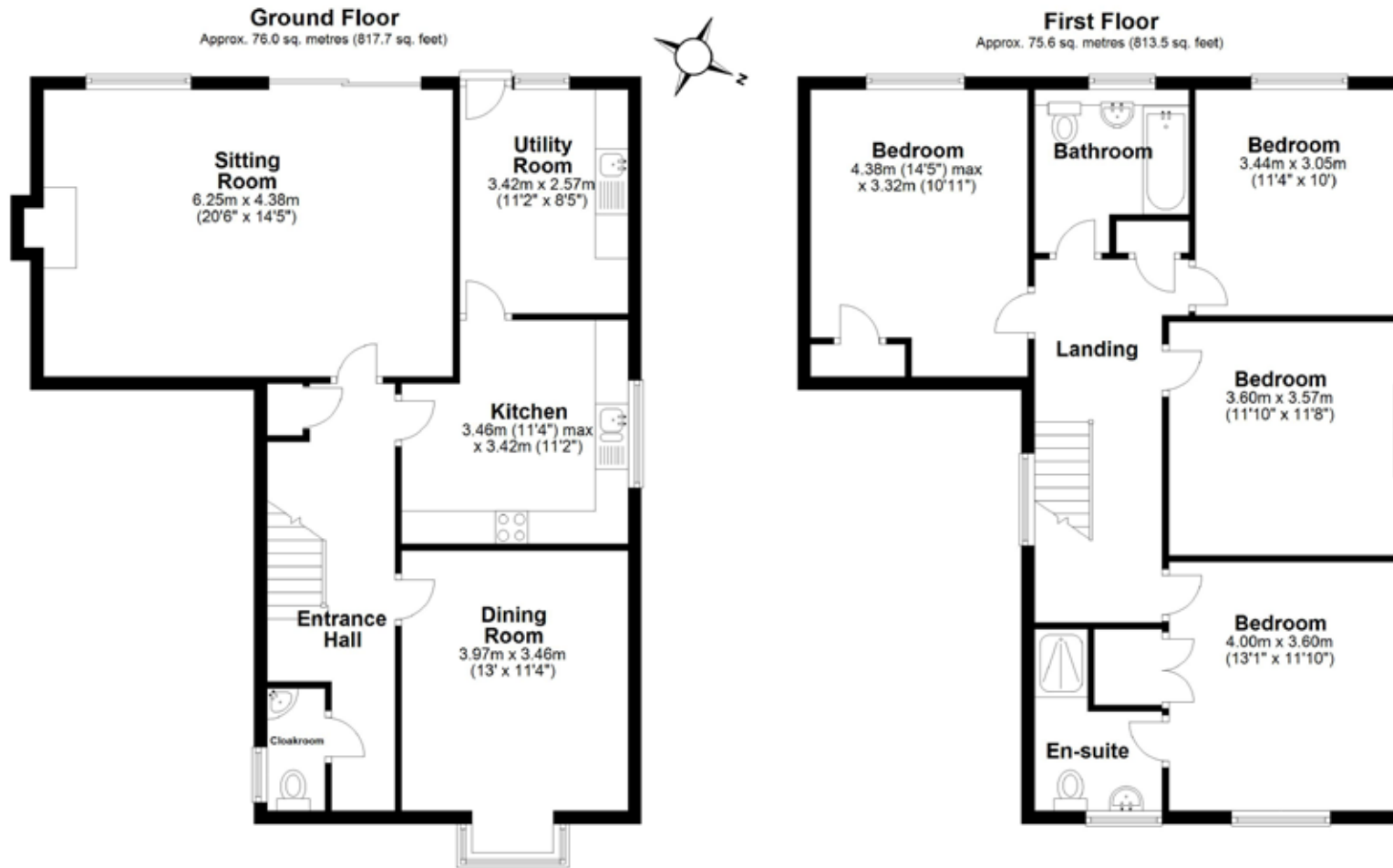
Local Authority: Mid Suffolk District Council – Band D

Services: Mains Electricity, Water and Drainage, OFCH.

Directions: Proceed from the market town of Diss along the A1066 in an easterly direction and follow the road through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn signposted Redgrave. As you enter the village of Redgrave take a right hand turn towards Hinderclay. The Hinderclay Road continues into Wash Lane. Take a left hand turn onto Bells Lane in the direction of Hinderclay. The property will be found on the right-hand side towards the top of the incline before a sharp right-hand bend.

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 - [/// shelving.remodels.bracelet](http://shelving.remodels.bracelet)





Total area: approx. 151.5 sq. metres (1631.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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