

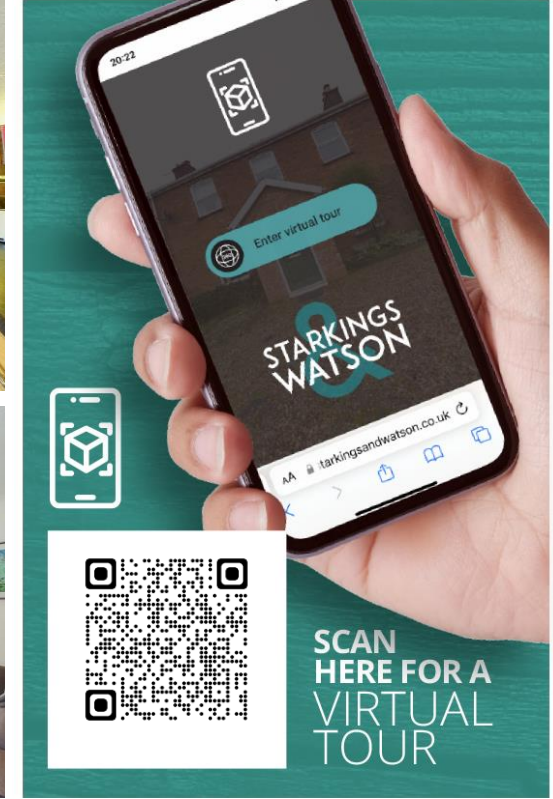
RYDERS WAY

Rickinghall, Diss IP22 1ER

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Semi-Detached Family Home
- Quiet Cul-De-Sac
- Sought After Village Location
- Two Reception Rooms
- Separate Kitchen
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage

IN SUMMARY

Tucked away at the end of the CUL-DE-SAC of Ryders Way in the SOUGHT AFTER VILLAGE of RICKINGHALL is this THREE BEDROOM ATTACHED HOME which would make an ideal first time purchase. The accommodation internally comprises; hall entrance with the main sitting room found to the front. Via double doors you will find a separate dining room with the kitchen found adjacent providing access to the garden. On the first floor there are THREE AMPLE BEDROOMS, an EN-SUITE to the main bedroom and a family bathroom. Externally there is parking to the side on the DRIVEWAY as well as attached garage and to the rear there is a GENEROUS and relatively PRIVATE GARDEN laid to lawn. The property benefits from uPVC double glazing and an electric central heating system.

SETTING THE SCENE

To the front you will find shingled frontage with shrubs and a hedge with the covered main entrance door to the front. To the side there is hard standing driveway providing off road parking leading to the

single attached garage with up and over door, power and light.

THE GRAND TOUR

entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. The main sitting room is found to the left overlooking the frontage with double doors to the dining room beyond. The dining room offers extra reception space with double doors onto the rear garden. Adjacent to the dining room is the modern kitchen with a range of units and rolled edge worktops over. The kitchen features an electric double eye level oven and grill as well as electric hob and space for dishwasher, fridge freezer and washing machine. The kitchen leads onto the rear garden. Heading up to the first floor landing you will find built in storage and loft hatch access as well as the family bathroom to the front with bath and shower over. To the front there is a double bedroom and to the rear a single bedroom overlooking the garden. Also to the rear is the main bedroom which benefits from an en-suite shower room.

THE GREAT OUTDOORS

Found to the rear is an enclosed and lawned garden with more space than expected as well as paved terrace, space for a decent shed and access to the garage as well. The garden is enclosed with timber fencing with access also from the dining room and kitchen also.



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



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.

FIND US

Postcode : IP22 1ER

What3Words : ///blanket.tonal.porridge

VIRTUAL TOUR

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

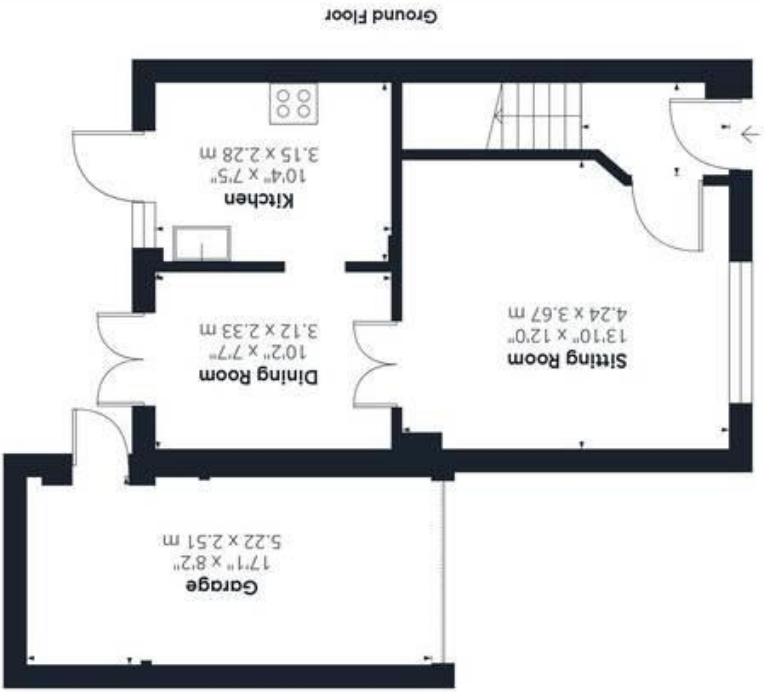
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area^m
848.37 ft²
78.82 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.