



31 RYDERS WAY
RICKINGHALL, DISS, IP22 1ER



An immaculate detached 4 bedroom house on a corner plot with landscaped gardens, driveway and garage

An immaculate and superbly presented detached family house on a corner plot with well-arranged accommodation across two floors. The front door opens to a spacious entrance hall with stairs to the first floor, cloakroom and doors to the kitchen and the sitting room. The sitting room is to the front and interconnects at one end with the dining room. Sliding glazed patio doors open from the dining room to the rear garden.

The kitchen is a real delight of the property having been recently replaced and upgraded by the current vendors. It offers a comprehensive range of contemporary wall and base units with a range of integrated appliances.

The principal bedroom is to the front and has a well-appointed en-suite shower room. The second front bedroom has been cleverly designed to allow for a double bed over the stairway. There are two further bedrooms. The vendors use one as a dressing room and one as a sitting room. There is a family bathroom with freestanding bath.

As well as the immaculate interiors, the vendors have superbly landscaped the rear garden making it a wonderful place to entertain and incorporating an impressive terrace for alfresco dining. There is a driveway to the side of the property leading to a detached garage.

LOCATION

Rickinghall is a popular and sought after village. It has excellent facilities including a Co-op supermarket, pubs, fish & chip shop, Chinese restaurant and 2 Hairdressers as well as a GP surgery and schooling. Nearby Diss is around 6 miles to the north and offers excellent amenities including schools, health and sports facilities, regular bus service and main line train services to Norwich and London Liverpool Street.

SERVICES

Oil fired central heating. Mains electricity, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





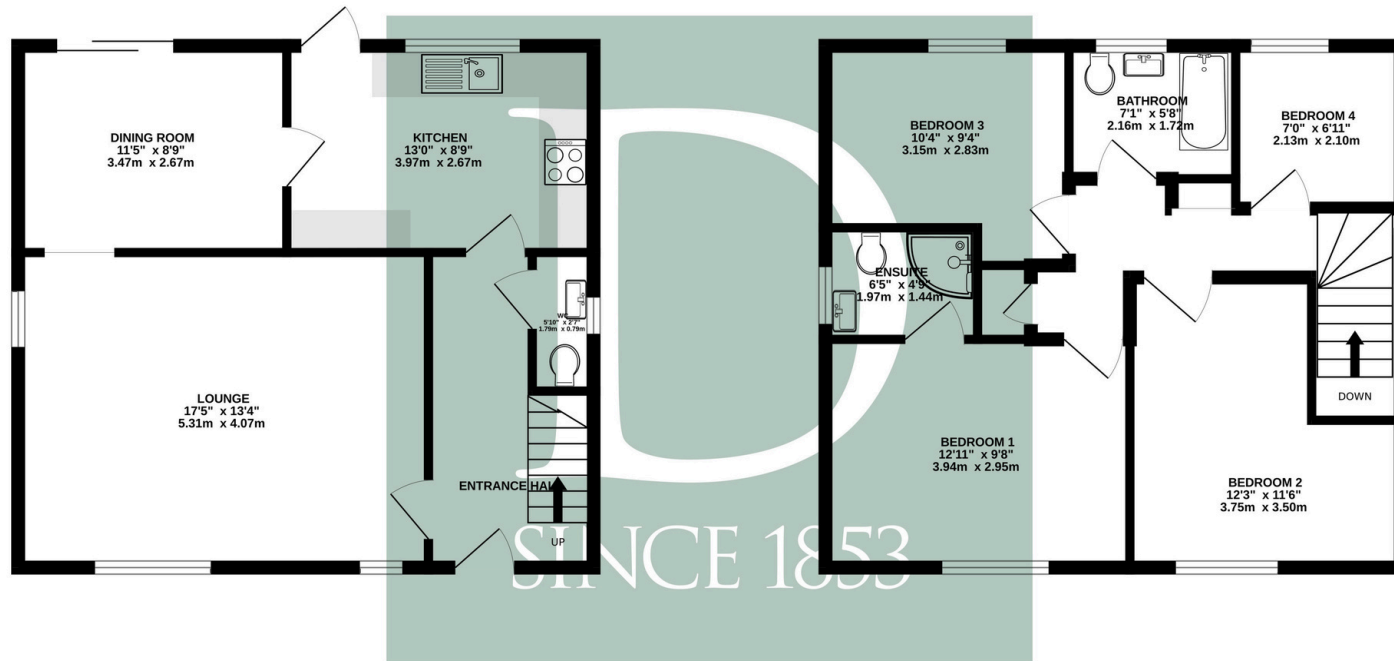




FLOOR PLAN

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band D

ENERGY EFFICIENCY

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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