

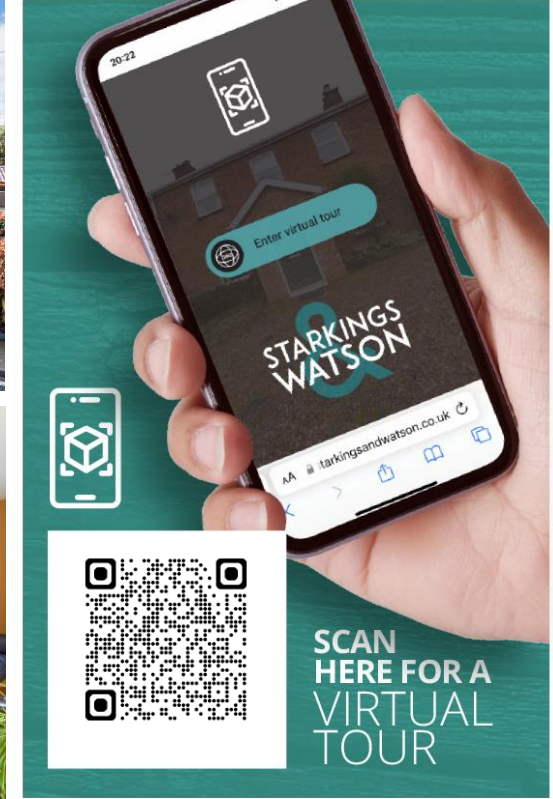
THE STREET

Rickinghall, Diss IP22 1EG

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached Home
- Sought After Village Location
- Well Positioned for Local Amenities
- Two Sunny Reception Rooms
- Three Ample Bedrooms
- Bathroom, En-Suite & Utility Room
- Private South Facing Gardens
- Garage & Driveway Parking

IN SUMMARY

Located in the SOUGHT AFTER VILLAGE of RICKINGHALL is this DETACHED HOME presented in EXCELLENT ORDER with PRIVATE SOUTH FACING GARDENS, PLENTY of DRIVEWAY PARKING and a SINGLE GARAGE. The accommodation is generous and somewhat flexible extending to approximately 1320 SQ FT (stms) and comprises; porch entrance and utility room as well as cloakroom and the main hallway. There is a BRIGHT SITTING ROOM opening onto the garden as well as a SEPARATE DINING ROOM and a modern kitchen to the front of the property. On the first floor there are THREE AMPLE BEDROOMS, a family bathroom and an EN-SUITE shower room. The property benefits from DOUBLE GLAZING throughout, OIL FIRED central heating and INCOME GENERATING SOLAR PANELS. The rear gardens are well kept and landscaped set over multiple levels providing excellent privacy. The frontage is accessed via double gates with ample parking for multiple vehicles.

SETTING THE SCENE

The house offers a generous frontage accessed via a pair of five bar gates onto a shingled driveway providing ample off road parking. The frontage also offers mature trees and shrubs. To the side is an attached single garage with up and

over door, power and light. There is also a side gate providing access to the rear garden. The main entrance door is found to the front into a useful porch.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a very useful porch entrance with space for coats and shoes and access to the utility room and the main hallway. The utility room provides a range of storage and rolled edge worktops and a Butler sink with space for various white goods including washing machine and tumble dryer. There is then access to the rear garden from the utility. The main hallway provides stairs to the first floor landing, understairs storage and wood effect flooring underfoot. The sitting room can be found immediately ahead with continued wood effect flooring, double doors onto the rear garden and a brick built open fireplace. The sitting room gives access to the separate dining room with a continuation of the same flooring and double doors onto the rear garden. The sitting room leads to the kitchen which can also be accessed from the hallway. The modern kitchen provides a range of shaker style units with solid worktops over. There are integrated appliances including induction hob, microwave, eye level oven and fridge as well as side access to the outside. There is also a water softener. Heading up to the first floor landing you will find an airing cupboard and loft access. All three bedrooms can be found to the rear of the house overlooking the garden. The main bedroom features an en-suite shower room and one of the bedrooms is currently used as a study. The family bathroom features a bath with shower over.

THE GREAT OUTDOORS

The garden is southerly facing and offers an excellent



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degree of privacy and is set over a few different levels providing plenty of interest whilst being enclosed with timber fencing. The first section leading on from the rear of the house offers a private terrace ideal for a table and chairs as well as lawns, feature pond and rockery. There is also a rear door to the garage. Heading up to the next level you will find lawns, another pond, plenty of mature planting and shrub bed borders as well as trees and a timber shed. The final section offers similar, all of which are accessed by paved pathways.

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. 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 1EG

What3Words : ///into.fitter.deflation

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from owned solar panels generating an income.

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:



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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.

(1) Excluding balconies and terraces

Approximate total area™
 1319.13 ft²
 122.55 m²

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