

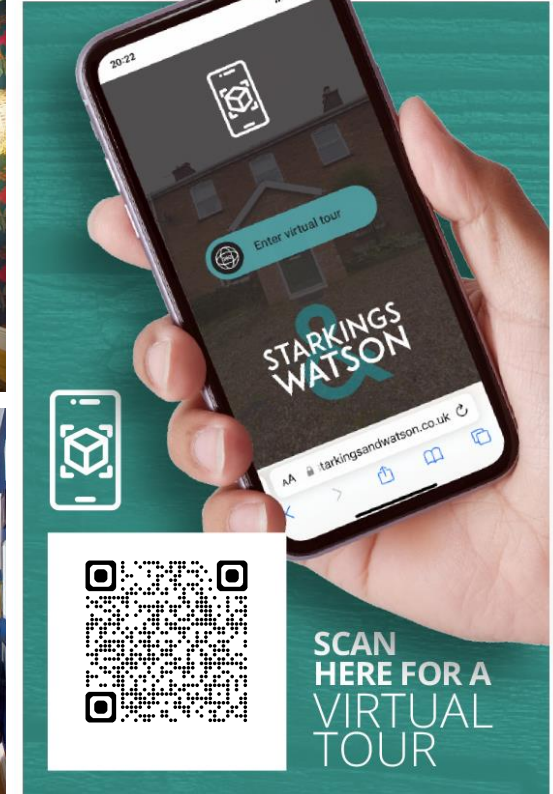
THE STREET

# Rickinghall, Diss IP22 1BN

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Mid-Terrace Cottage
- Brimming with Character & Charm
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- En-suite & Family Bathroom
- Enclosed Rear Garden
- Outbuilding for Storage

#### IN SUMMARY

Located in the SOUGHT AFTER and WELL SERVED VILLAGE of RICKINGHALL, you will find this MID-TERRACE COTTAGE, believed to date back over 150 years. Presented in EXCELLENT ORDER and filled with original character and elegance, internally the accommodation extends to approximately 1000 Sq. ft (stms) and offers TWO RECEPTION ROOMS including the sitting room with LOG BURNER, family room, and a MODERN OPEN PLAN KITCHEN/DINING ROOM. On the first floor there are THREE BEDROOMS, two of which are doubles and one further single. In addition, there is a fully tiled family bathroom and an EN SUITE to the main bedroom. Externally, there is an ENCLOSED REAR GARDEN offering a great space to entertain or sit back and relax.

#### SETTING THE SCENE

Approached from the roadside with the main entrance door to the front. There is a shared gate to the shared passage leading to the rear garden also accessed from the front.

#### THE GRAND TOUR

As you step through the uPVC double-glazed front door, you are welcomed into the entrance hall, where the solid

wood flooring immediately catches the eye, providing a warm and inviting feel. Directly ahead, the stairs ascend to the upper floor, while to either side, doors lead into the two reception rooms. To the right, the first reception room awaits, with the same solid wood flooring underfoot. A charming feature fireplace becomes the focal point of the room, offering a perfect place to unwind, along with the natural light that pours in through the double-glazed window at the front. Moving into the second reception room, the wood flooring continues, drawing you further into the heart of the home. Here, a log-burning stove adds a cozy touch, ideal for those colder evenings. Off this room, you will find access to the cloakroom, which features tiled flooring, a WC, and a practical sink unit. Next, the space flows seamlessly into the kitchen/dining room, where porcelain tiled flooring offers both practicality and style. The kitchen is well-equipped with a range of base and wall units, an induction hob, and integrated appliances including an electric oven, fridge, freezer, and dishwasher. The rolled-edge work surfaces provide plenty of space, while built-in pantry cupboard offers additional storage. In the dining area, French doors open onto the cottage-style garden, making it perfect for indoor-outdoor living and entertaining. Heading upstairs to the carpeted landing, you will find access to three bedrooms and the family bathroom. The main bedroom benefits from soft carpeted flooring and an en-suite shower room with tiled splashbacks and flooring. The two additional bedrooms also feature carpeted flooring, offering comfort and warmth. The family bathroom completes the upper level, fitted with a three-piece suite and porcelain tiled splashbacks and flooring for a modern feel.



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### THE GREAT OUTDOORS

The well maintained cottage style garden is a private peaceful space. The garden is mainly laid to lawn with paved terraces leading from the rear of the house and to the rear of the garden. Within the garden you will find timber shed that has power and lighting in, various planted borders, mature trees and shrubs as well brick walling enclosing the space. The garden has direct access to the front via a shared passage with secure timber gate into the garden and also leads you to a rear outbuilding perfect for storage.

### OUT & ABOUT

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and 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. west and the cathedral city of Norwich some 30 miles to the north.

### FIND US

Postcode : IP22 1BN

What3Words : /// treetop.hogs.toads

### 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:



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Approximate total area<sup>m</sup>  
 825.91 ft<sup>2</sup>  
 76.73 m<sup>2</sup>  
 Reduced headroom  
 4.74 ft<sup>2</sup>  
 0.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
 ..... Below 5 ft/1.5 m

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. Calculations are based on RICS JPM5 3C standard.