



Rickinghall Road, Hinderclay - IP22 1HN



Rickinghall Road

Hinderclay, Diss

NO CHAIN! Offering internal accommodation in excess of 1400 SQ FT (stms) this DETACHED 1980's built CHALET STYLE family home has plenty to offer. With HUGELY FLEXIBLE living space arranged over two floors and further potential to EXTEND (stp) if desired, the property sits proudly within a generous plot with AMPLE DRIVEWAY PARKING for multiple vehicles to the front, as well as garage and GENEROUS private SOUTH WEST FACING gardens to the rear. Internally, the extended accommodation comprises a porch into the sitting room with WOOD BURNER which is open plan to the dining room. There is a generous kitchen/dining room, a downstairs shower room and then the impressive 25' family room which could easily be used as further bedrooms if desired. On the first floor you will find TWO DOUBLE BEDROOMS and a further single, as well as an en-suite bathroom and further scope for further extending (stp).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Chalet Style Home
- Over 1400 Sq ft Internally (stms)
- Hugely Flexible Accommodation
- Two/Three Reception Rooms with Kitchen/Dining Room
- Three/Four Bedrooms & Two Bathrooms
- Further Extension Potential (stp)
- Generous Gardens, Driveway & Garage

Hinderclay is a small and quiet village within short distance of Rickingham and Botesdale, 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.

SETTING THE SCENE

The impressive frontage offers a gated access onto the large shingled driveway with ample parking for multiple vehicles.



There is access to the single garage to the side as well as the main entrance door to the front also. An array of mature hedging provides plenty of screening and privacy also.

THE GRAND TOUR

Entering via the main entrance door to the front there is a porch with tiled flooring, radiator, uPVC double glazed window to side, smooth coved ceiling, double doors to main reception with cast iron wood burner with tiled hearth and timber beam, wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing, smooth coved ceiling and doors to the dining room. The dining room has wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side, telephone point, thermostat heating control, smooth coved ceiling and door into the kitchen. The kitchen houses a fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with stainless steel splash back and extractor fan over, built-in eye level electric double oven, space for American style fridge/freezer, dishwasher, washing machine, tumble dryer, and dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, smooth coved ceiling with recessed spotlights. The ground floor shower room has a three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, shower cubicle with thermostatically controlled rainfall shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to rear, built-in double storage cupboard, smooth coved ceiling with recessed spotlights. The family room which is a hugely flexible space offers wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed French doors to rear, television point, smooth coved ceiling.

The first floor landing provides fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling with recessed spotlights and loft access hatch, doors to a double bedroom with fitted carpet, radiator, velux window to front, uPVC obscure double glazed window to side, built-in storage cupboard, smooth coved ceiling. The en-suite benefits from a three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, built-in storage cupboard, smooth coved ceiling. A double bedroom offers fitted carpet, radiator, velux window to front x2, smooth coved ceiling. A further bedroom has fitted carpet, radiator, uPVC double glazed window to side, velux window to front, smooth coved ceiling.

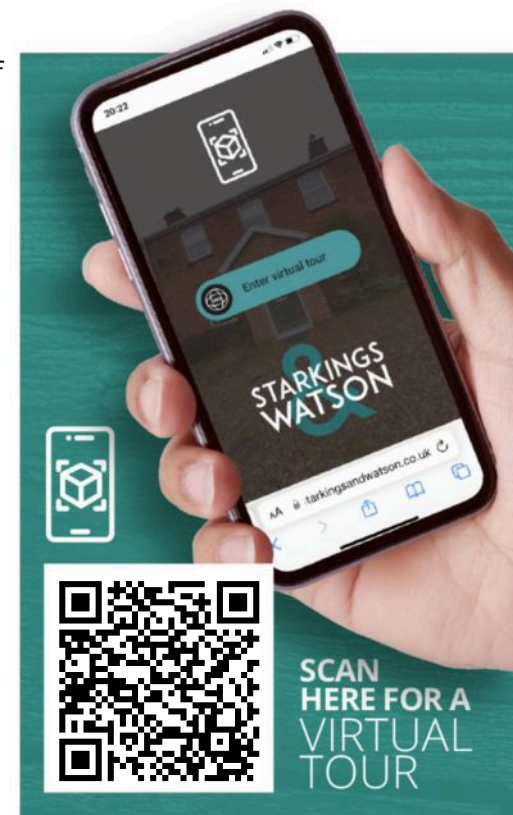
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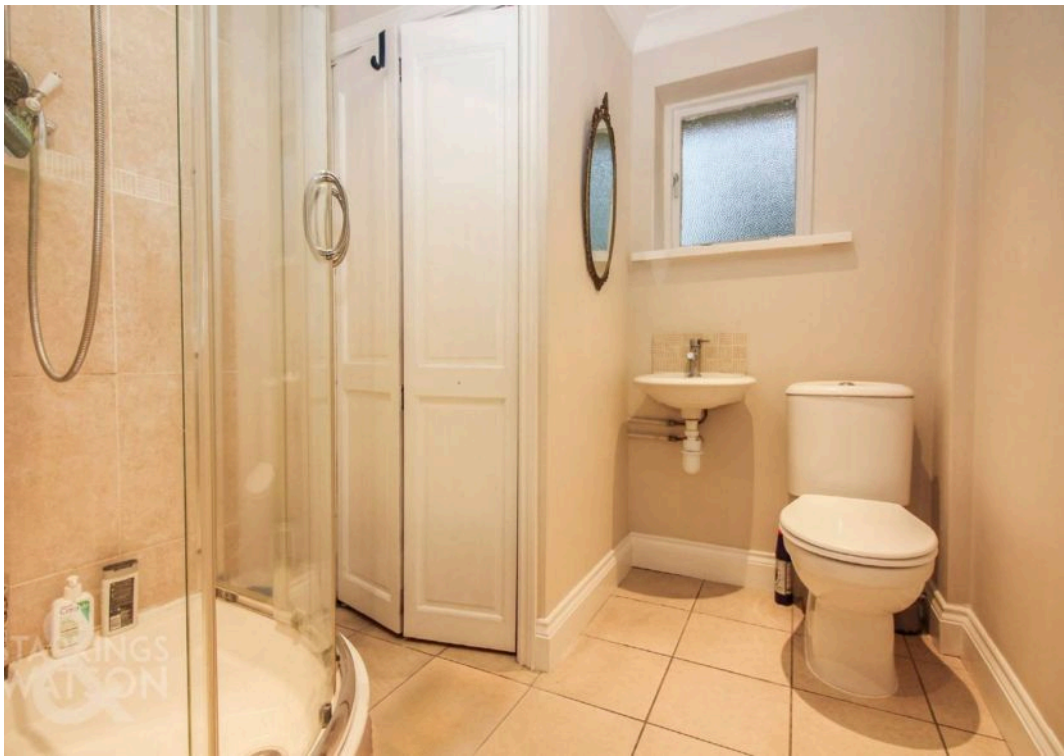
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What3Words : ///offerings.spoon.impeached

VIRTUAL TOUR

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



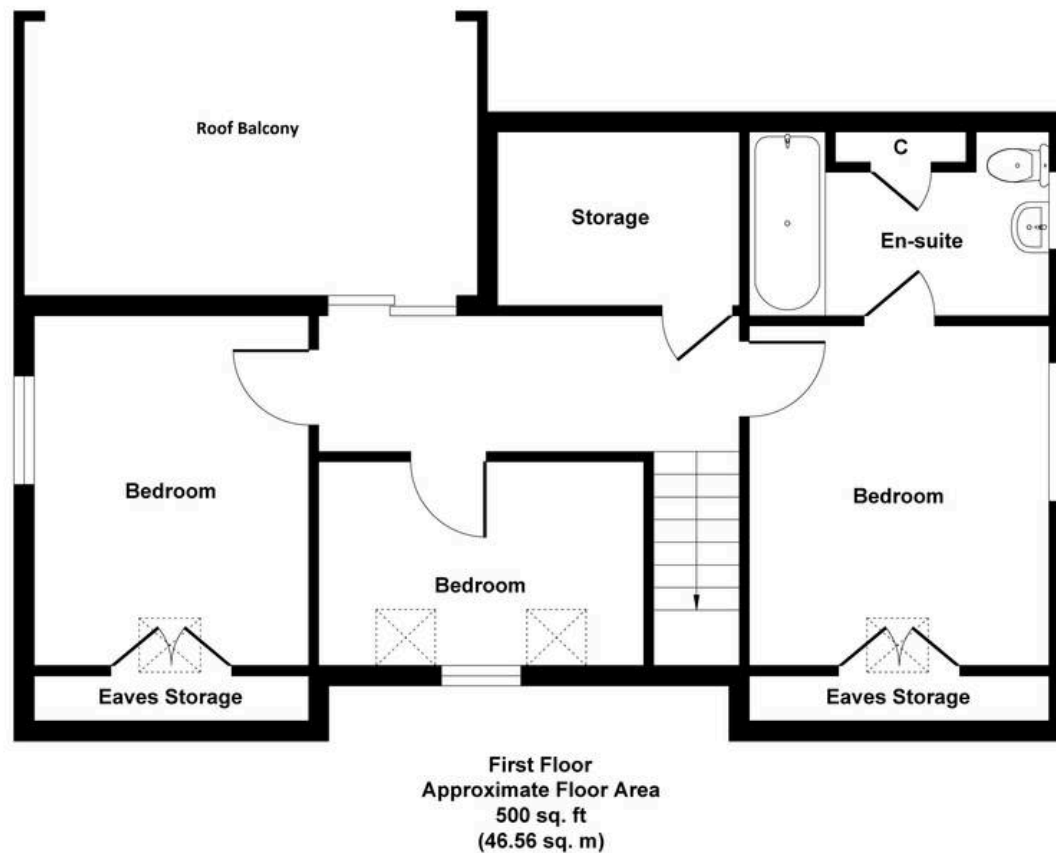
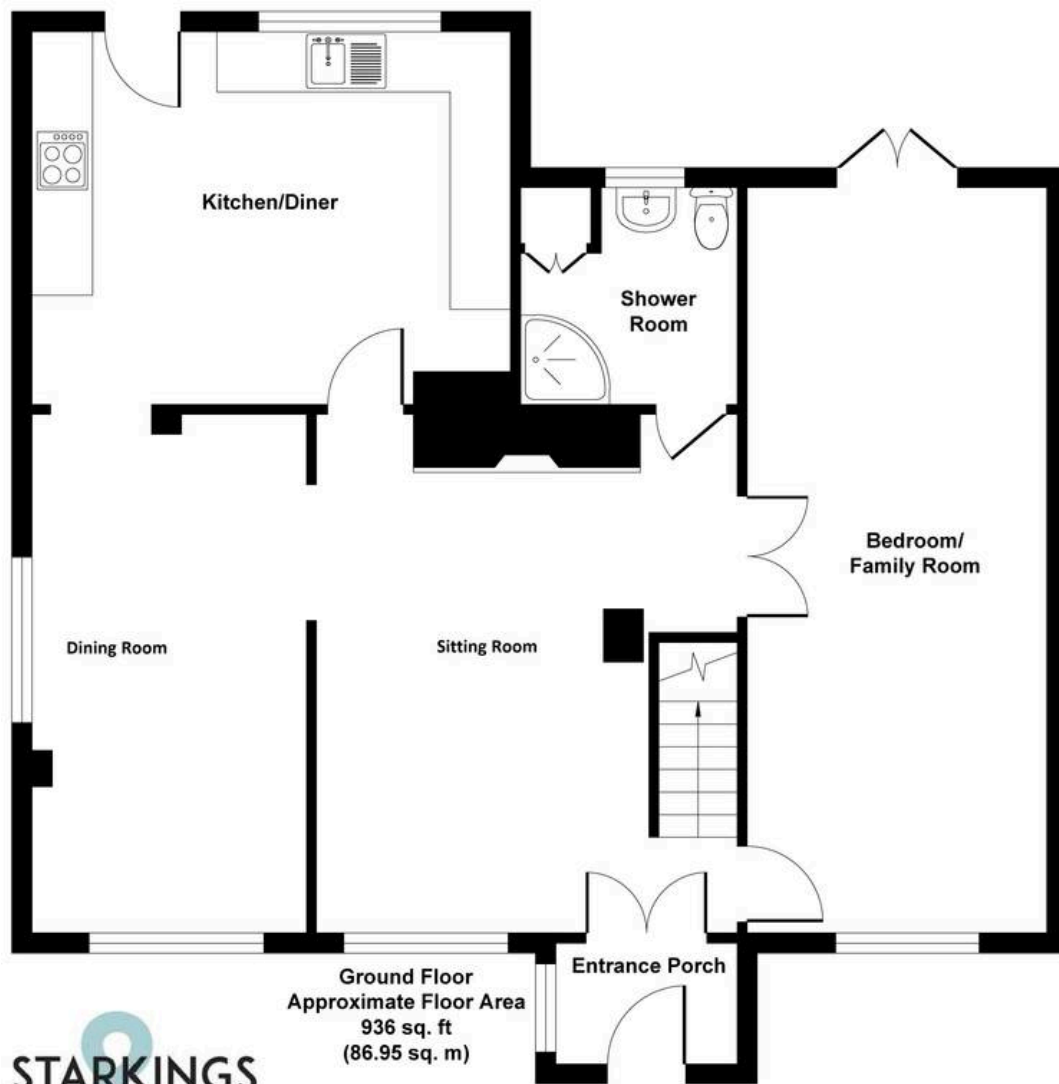




THE GREAT OUTDOORS

The property offers a generous south west facing rear garden with multiple seating areas, including a decked and paved area, with adjacent spacious lawned area with mature hedging providing privacy. From the first floor landing there is a sliding door which leads towards a veranda which overlooks the rear garden.





Approx. Gross Internal Floor Area 1436 sq. ft / 133.51 sq. m



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