



Wheatfields, Rickingham - IP22 1EN

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HYBRID ESTATE AGENTS



## Wheatfields

Rickinghall, Diss

This BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW is situated in a quiet CUL-DE-SAC within a popular village location, offering a peaceful yet convenient lifestyle. The property is in excellent order throughout and features a spacious 16-foot SITTING/DINING ROOM with a sunny aspect, providing a welcoming space for both relaxation and entertaining. The separate kitchen is thoughtfully arranged, offering plenty of storage with space for all white goods. Both bedrooms are of ample size, well-lit and versatile, ideal for either family living or accommodating guests. The RE-FITTED SHOWER ROOM has been finished to a high standard, combining style with practicality. The home also benefits from double glazing and efficient oil fired heating, ensuring comfort all year round. Additional features include a superb SINGLE GARAGE providing secure and convenient storage for vehicles or additional belongings and generous DRIVEWAY PARKING for MULTIPLE VEHICLES.

The rear garden is a real selling point offering a large paved patio area ideal for outside dining as well as steps down to the generous and private lawns. The rear garden is fully enclosed and ideal for little ones or pets alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Bungalow
- Presented In Excellent Order
- 16' Sitting/Dining Room With Sunny Aspect
- Separate Kitchen
- Two Ample Bedrooms
- Re-fitted Shower Room
- Excellent Single Garage & Driveway Parking
- Quiet Cul-De-Sac Position In Popular Village Location

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.

#### SETTING THE SCENE

The bungalow can be found tucked up the corner of the quiet cul-de-sac with plenty of driveway parking with both shingle and hard standing space. The hard standing space leads to the single garage with electric roller door, power and light. There is a gate from the driveway leading to the rear garden with the main entrance door found to the side off the driveway.

#### THE GRAND TOUR

Entering the bungalow via the main entrance door to the side there is a small hallway leading to all further rooms. The first room to the right is the re-fitted shower room with shower, hand wash basin and w/c. The shower room is presented in excellent order and has been very recently re-done. The two bedrooms can be found to the front, one of which is a generous double and the other a little smaller currently used as a study room. The main sitting room is a generous and bright space providing room for sitting and dining with the benefit of large doors opening onto the rear garden and terrace. An opening leads from the sitting room into the separate kitchen with a range of wall and base level units, rolled edge worktops over with electric oven and ceramic hob over as well as space for white goods.

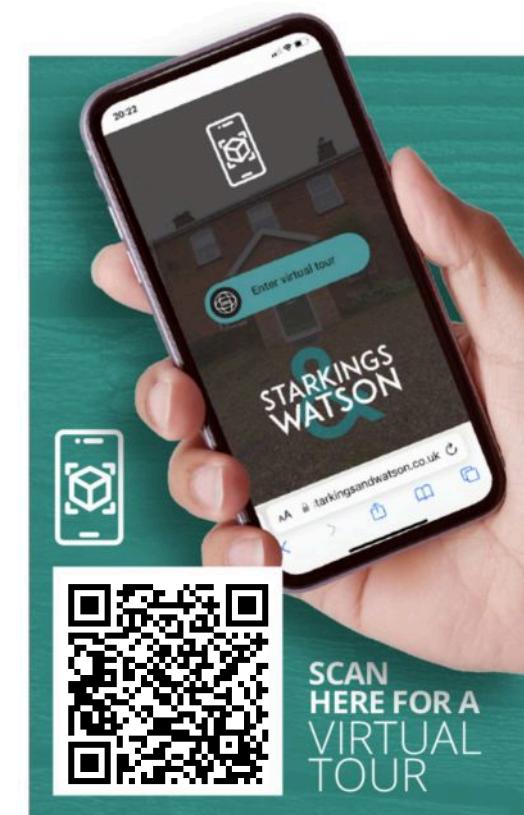
#### FIND US

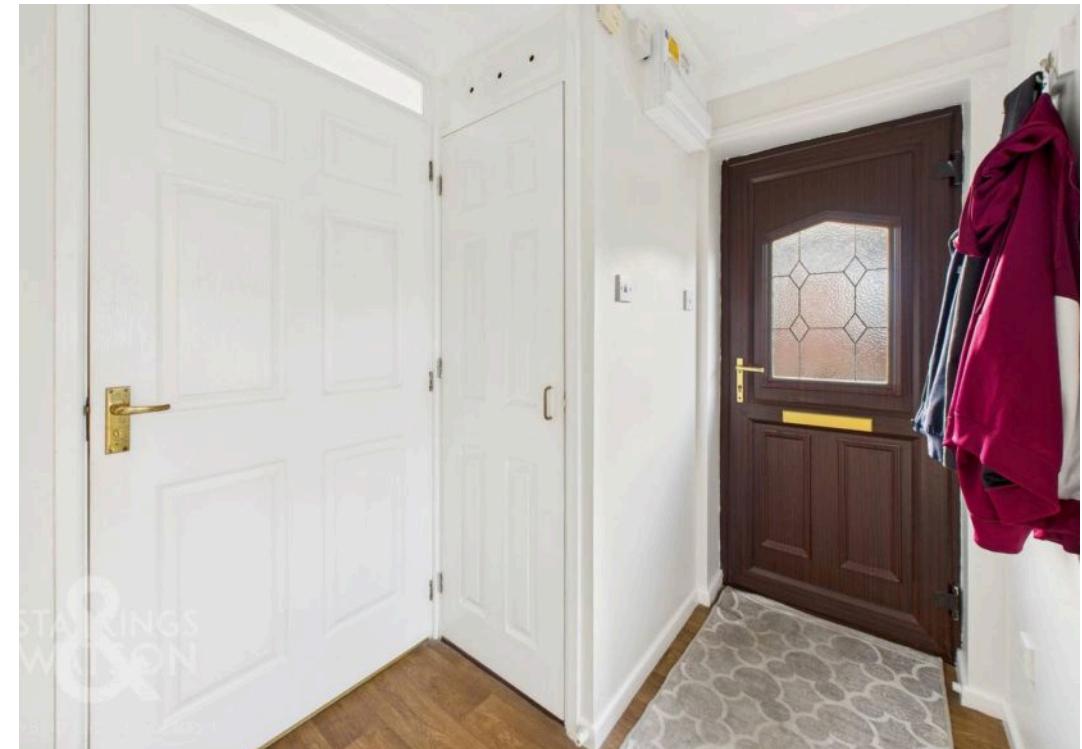
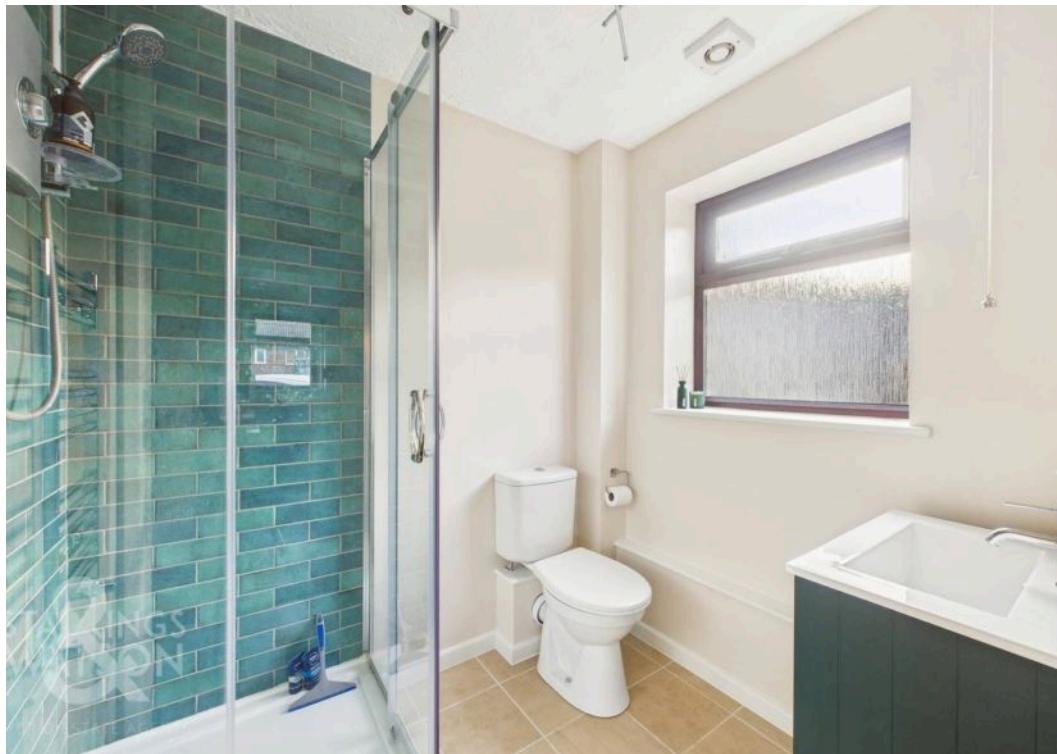
Postcode : IP22 1EN

What3Words : ///tacky.shallower.they

#### VIRTUAL TOUR

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



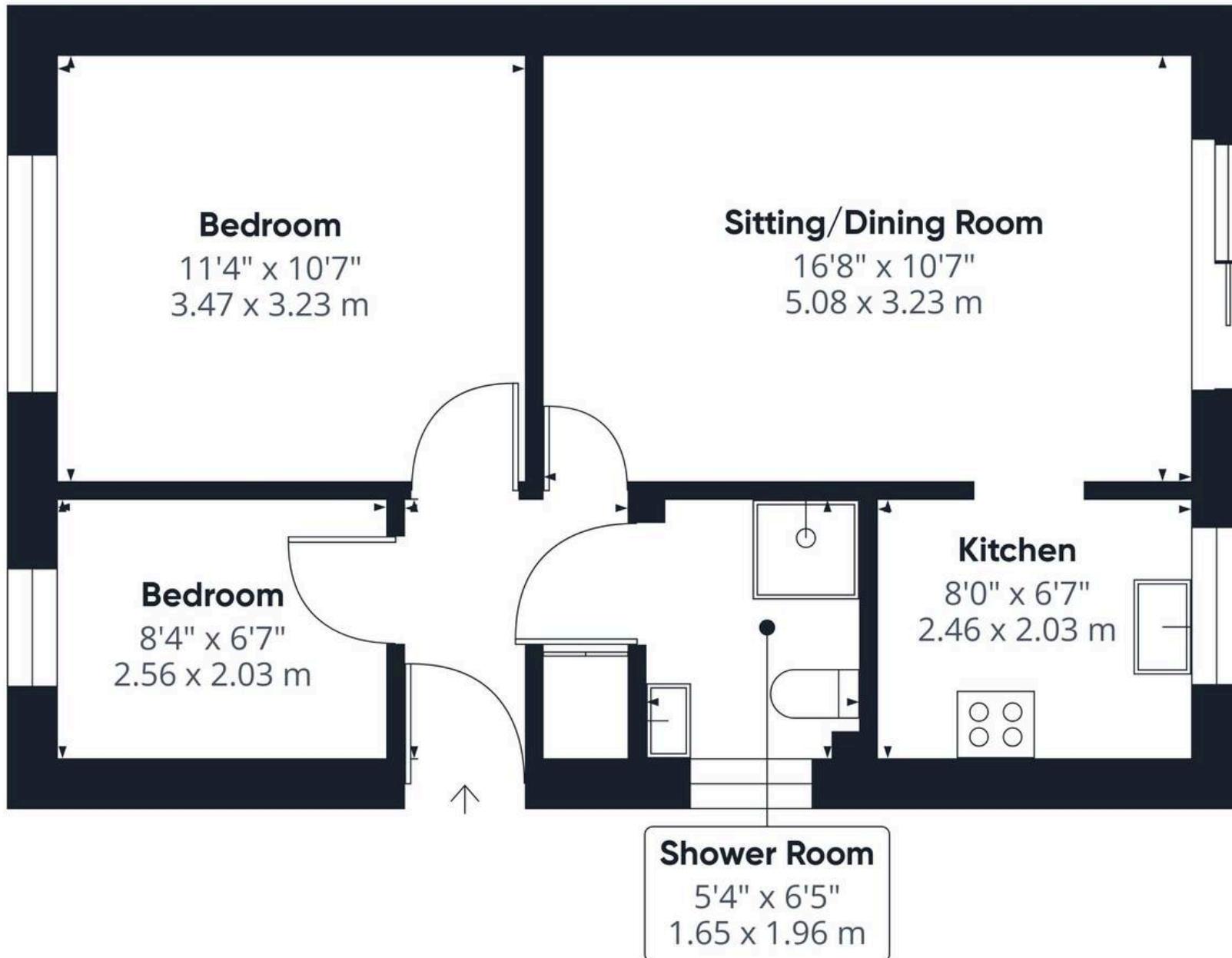




## THE GREAT OUTDOORS

The excellent rear garden offers more space than you might expect to find with a large paved patio area and shingle with steps down to the level level. The lower level is laid to lawn and ideal for families especially as the garden is fully enclosed with timber fencing.

Externally is the recently fitted oil fired boiler and oil tank as well as a gated access to the driveway and a door into the garage also.



Approximate total area<sup>(1)</sup>

482 ft<sup>2</sup>

44.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## Starkings & Watson Hybrid Estate Agents

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