



Greenacres
Garden House Lane
Rickingham
Eye, Suffolk
IP22 1EA

Offers Over: £600,000





- Fully refurbished and tastefully extended
- No onward chain
- Great sense of space
- Enclosed garden
- Very well fitted
- Garage

Location

Rickinghall is one of the villages that people specifically ask for and it joins Botesdale making a single larger area which has the combination of a traditional village feel with a good range of facilities such as the large Co-op large, two pubs, several take aways and other small businesses plus a junior school and two fine churches. The village was bypassed several years ago and there is a swift route via the A143 to Bury St Edmunds (15 miles) and Diss (7 miles) which has a mainline rail service to London Liverpool Street in just 90 minutes. Secondary schooling is in the smaller town of Eye just 9 miles away at Hartismere School rated as outstanding.

The Heritage Coast around Southwold and Aldeburgh is under an hours drive away as are the famous Norfolk Broads. Overall this location offers an attractive setting within a well served village, with access to wider facilities.





Property

This detached bungalow has recently undergone a full scheme of updating and extending to create a stylish and spacious family home. The layout offers the modern aim of a central living hub with the large open plan kitchen and sitting area which has double doors leading out onto the rear garden. There is a further more private sitting room and of course these rooms are also perfectly suited to a dining area if preferred. The kitchen is well equipped with built in double oven, hob, fridge freezer, dishwasher and a wine chiller.

Bathrooms and shower rooms are stylish with a contemporary feel and the bedrooms are light and airy.

Overall this property has the feeling a comfort with style.

Outside

The garden areas have recently been laid with turf and provide a blank canvas for a new owner to decide on their own landscaping scheme. The side gravel drive leads up to the garage and to the rear is a sandstone patio sheltered between the two wings. The garden is quite generous without being a burden.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Agents Note

The land to the rear is to be developed. Further details are available from the agents upon request.

Directions

From Diss connecting with the A143 and head through Wortham towards Bury St Edmunds. Take the first right signed to Botesdale and Redgrave. First right into Botesdale and through the village in Rickinghall. Turn left into Grden House Lane and the bungalow is a little way along on the left.
What3words:poetry.candy.erase

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: TBC

Ref: 2/19531/KH

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract.

2. Prospective purchasers and lessees ought to seek their own professional advice.

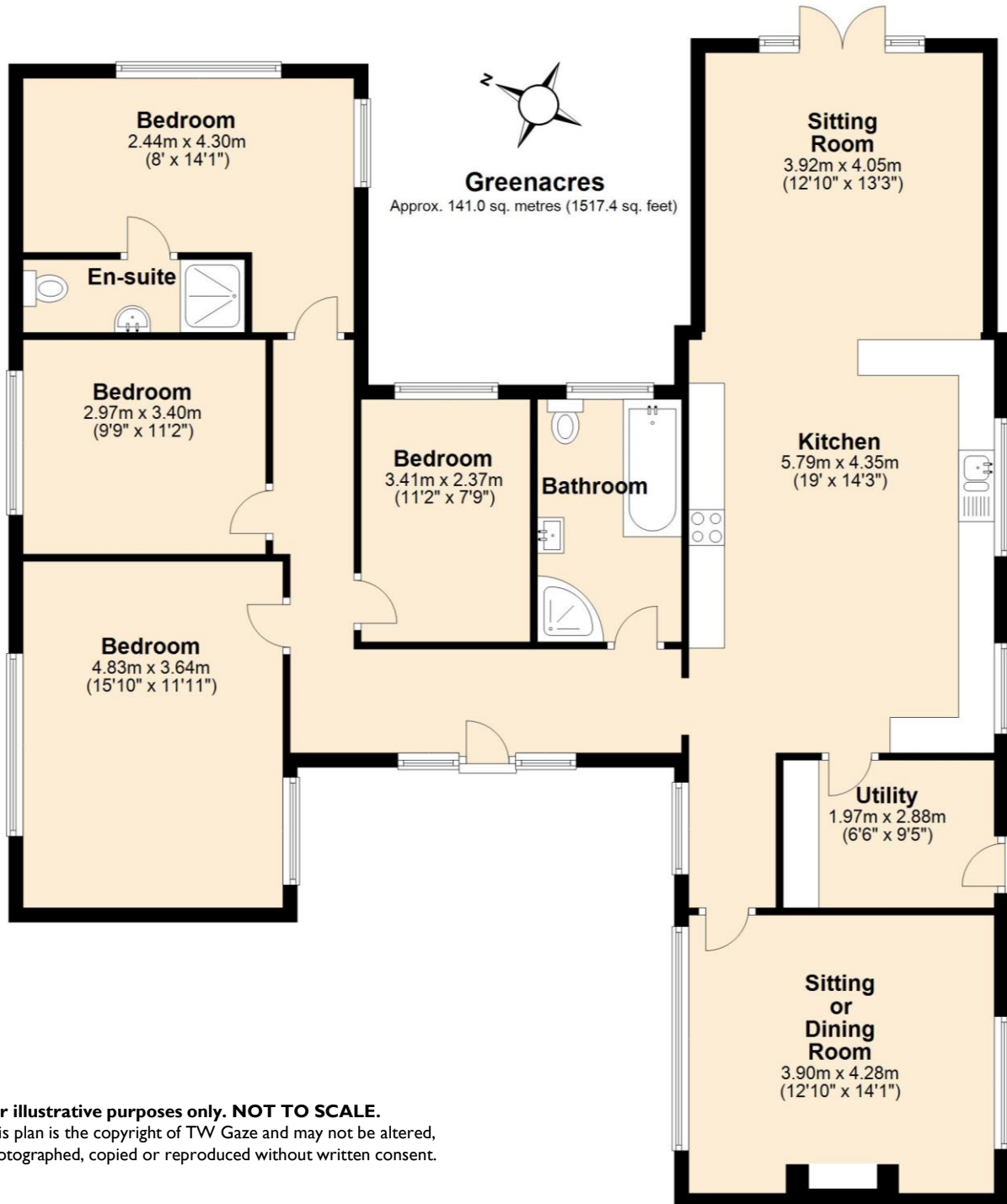
3. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

4. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.

5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

6. It should not be assumed that the property has all necessary planning, building regulation or other consents.

7. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

Total area: approx. 141.0 sq. metres (1517.4 sq. feet)

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

