

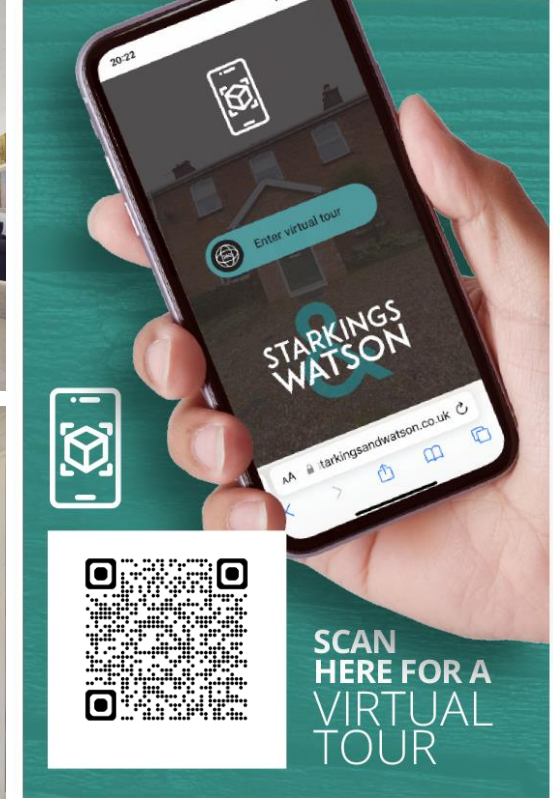
RYDERS WAY

Rickinghall, Diss IP22 1ER

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Family Home
- Cul-De-Sac Location
- Large Four Car Driveway & Double Garage
- Private & Generous Rear Gardens
- Two Reception Rooms & Study
- Re-fitted Kitchen & Utility
- Four Ample Bedrooms & Two Bathrooms
- Popular Village Location

IN SUMMARY

Located within a quiet CUL-DE-SAC in the SOUGHT AFTER VILLAGE of RICKINGHALL you will find this DETACHED FAMILY HOME offering almost 1200 SQ FT of internal accommodation (stms). The property has been a much loved family home over the years and is presented in good order. Internally you will find a large main reception room with dual aspect and doors onto the rear garden, separate dining room and study. On the ground floor there is also a RENOVATED KITCHEN & UTILITY as well as W/C. Heading up to the first floor there are FOUR AMPLE BEDROOMS with the main bedroom benefiting from an EN-SUITE shower room. There is also a well fitted family bathroom. Externally and to the front there is a hard standing FOUR CAR DRIVEWAY as well as DETACHED DOUBLE GARAGE. To the rear you will find GENEROUS SOUTH FACING, PRIVATE gardens.

SETTING THE SCENE

The house is approached via the cul-de-sac with a large four car driveway to the side of the house leading to the detached double garage with up and

over doors, power, light and storage above. The front provides a lawned garden providing a buffer between the road and the house with a pathway leading to the main entrance door which is covered. You will also find gated side access from the driveway to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing, a w/c and understairs storage cupboard. The first room to the left of the hallway is a purpose study room ideal for home working. You will find a dining room to the right of the hallway with wood effect flooring and the kitchen beyond, both could easily be knocked through into one room (stp). The kitchen has been renovated and provides plenty of storage units with rolled edge worktops over, integrated electric oven and induction hob over as well as space for dishwasher. The utility is open plan to the kitchen providing further storage and space for fridge/freezer and washing machine as well as door to the rear garden. The final ground floor room is the main reception, a large bright dual aspect room with feature fireplace and double doors to the rear garden. Heading upstairs to the first floor landing you will find access to all bedrooms and the family bathroom. To the front there are two double bedrooms, one with fitted storage. To the rear, a single bedroom and the main master bedroom overlooking the garden and benefiting from an en-suite shower room. The family bathroom has been re-fitted and offers a bath with shower over.



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



THE GREAT OUTDOORS

The generous and private rear garden offers a sunny southerly aspect and plenty of lawn. Also within the garden you will find a large shingled terrace leading from the rear of the house providing the perfect place to dine outside as well as raised planting beds, the external oil fired boiler, door to the garage as well as hidden paved terrace behind the garage. The garden is fully enclosed with timber fencing and mature hedging and bushes.

OUT & ABOUT

Rickingham 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.

FIND US

Postcode : IP22 1ER

What3Words : ///belief.terminology.wove

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is potential building to be carried out on the fields behind the house with an initial row of bungalows immediately beyond the gardens planned.

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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^m

1187,94 ft²

110,36 m²



Floor 1



Ground Floor

