



The Street - IP22 1EG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street, Diss

Located in the sought after and much requested village of RICKINGHALL with a wide range of LOCAL AMENITIES on offer, you will find this DETACHED COTTAGE with period features and modern touches. The cottage offers accommodation including a MAIN SITTING ROOM to the front with FIREPLACE and WOODBURNER, kitchen/dining room with INTEGRATED APPLIANCES, hallway and w/c all on the ground floor. On the first floor there are TWO GENEROUS BEDROOMS as well as a shower room all off landing. The upstairs has over the years been altered from three bedrooms to two and could easily be turned back into a three if required. Externally there are LANDSCAPED and PRIVATE GARDENS to the side and rear as well as DRIVEWAY PARKING to the side off the shared driveway. The house offers dual heating options with both OIL and AIR SOURCE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Home
- Sought After Village Location
- Main Reception with Woodburner
- Kitchen / Dining Room with Integrated Appliances
- Two Double Bedrooms
- Bathroom & W/C
- Private Gardens & Driveway Parking
- Air Source Heating & Oil Fired Central Heating

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. 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 property can be approached via the traditional front door with steps up leading into the main sitting room or via the side approached via the driveway. Parking for two vehicles can be found to the side off the shared driveway with a gated access to the side garden and doors into the kitchen.

THE GRAND TOUR

Entering via the double doors from the side approach into the kitchen/dining area you will find an integrated fully fitted kitchen with a range of shaker style units, solid worktops and a butler style sink. There is a double range oven, dishwasher and fridge/freezer as well as space for a dining table. There is a door leading into the main sitting room which is a lovely sized room with fireplace housing a woodburner. There is a main front door as well as two bay windows to the front and stairs to the first floor and understairs storage. Off the sitting room is a small hallway and the w/c beyond. Heading up to the first floor landing there are two double bedrooms, one to the front and one to the rear. The front bedroom was once two separate bedrooms and could easily be returned to two bedrooms if required. There is also a recently re-fitted shower room with a double rainfall shower.

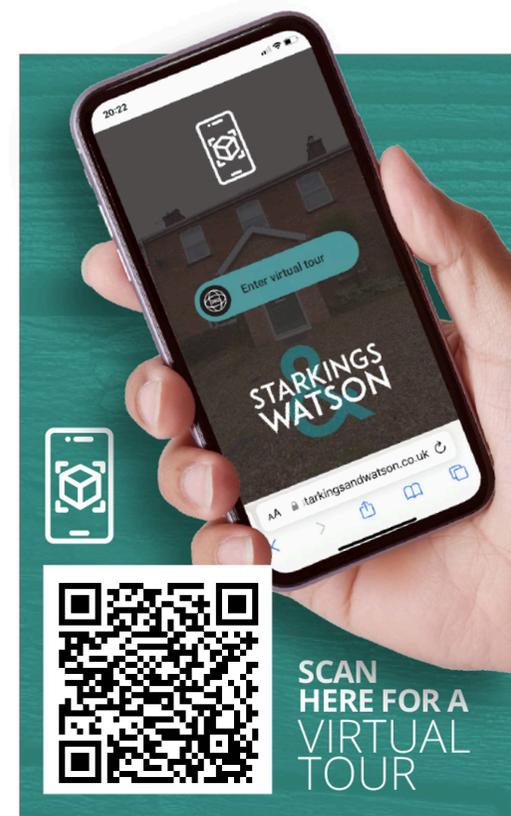
FIND US

Postcode : IP22 1EG

What3Words : ///insurance.trudges.zebra

AGENTS NOTE

Buyers are advised that mains services are connected including electricity, water and drainage. Heating is provided by both Oil and Air Source Heating.







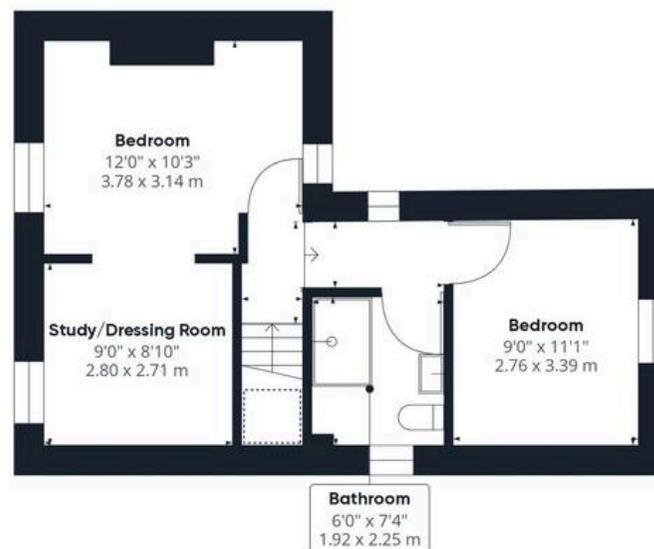
THE GREAT OUTDOORS

The private enclosed rear garden offers a mature landscaped space which is laid out over two levels and mainly laid to the patio for ease of maintenance. The side garden leads around the side to the rear section with space for table and chairs. steps lead up to the rear level which is surrounded by mature trees, shrubs and planting. To the side there is a timber shed and storage area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

809.77 ft²

75.23 m²

Reduced headroom

0.11 ft²

0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.