



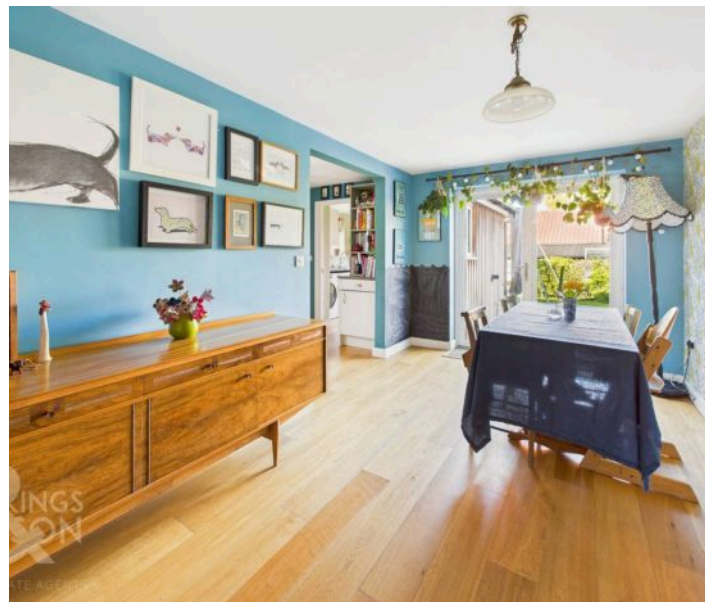
The Street Rickinghall - IP22 1EG



The Street

Rickingham

Located within the heart of the SOUGHT AFTER VILLAGE of RICKINGHALL, this stunning THREE BEDROOM SEMI-DETACHED PERIOD HOUSE presents a perfect blend of charm and modern convenience. Having been extended to the rear in the 1970s and having had a full programme of renovations in 2013, the house is DECEPTIVELY SPACIOUS and boasts over 1500 SQFT internally (stms), with a very flexible layout. The property features THREE IMPRESSIVE RECEPTION ROOMS with a sitting room, reception hall and a dining room, ideal for both entertaining and relaxation. There is also a large useful OFFICE SPACE leading from the hallway. The re-fitted MODERN KITCHEN is complemented by an excellent separate utility room with the addition of a W/C, offering both practicality and style. Upstairs, THREE DOUBLE BEDROOMS await with a range of built in storage, along with TWO STYLISH BATHROOMS for added comfort. The private enclosed rear garden provides a peaceful oasis for outdoor enjoyment, while DRIVEWAY PARKING to the side and a large DETACHED WORKSHOP located at the rear of the garden, offer both storage and convenience.



Situated just moments away from the heart of the village, this property is excellently placed for local amenities making it a highly desirable residence for any discerning buyer.

- Semi-Detached Period Home
- Over 1500 SQFT Internally (stms)
- Three Impressive Reception Rooms & Separate Study
- Re-fitted Modern Kitchen & Separate Utility Room
- Three Double Bedrooms & Two Bathrooms
- Private Enclosed Rear Garden With Large Detached Workshop
- Driveway Parking To Side
- Village Location Excellent For Local Amenities

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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

Approached via the Street in the sought after village of Rickinghall there is a gated driveway to the side providing excellent off road parking for multiple vehicles. This leads to the rear garden whilst the main entrance door is found to the front leading into the reception hallway.

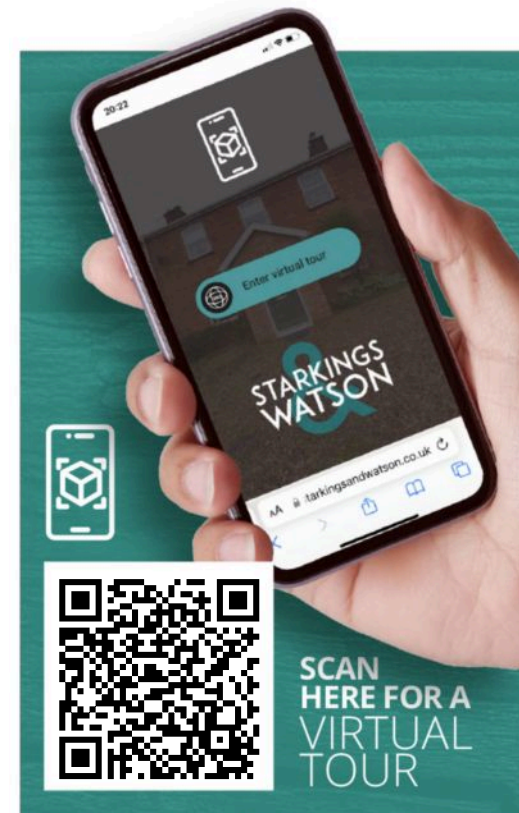
THE GRAND TOUR

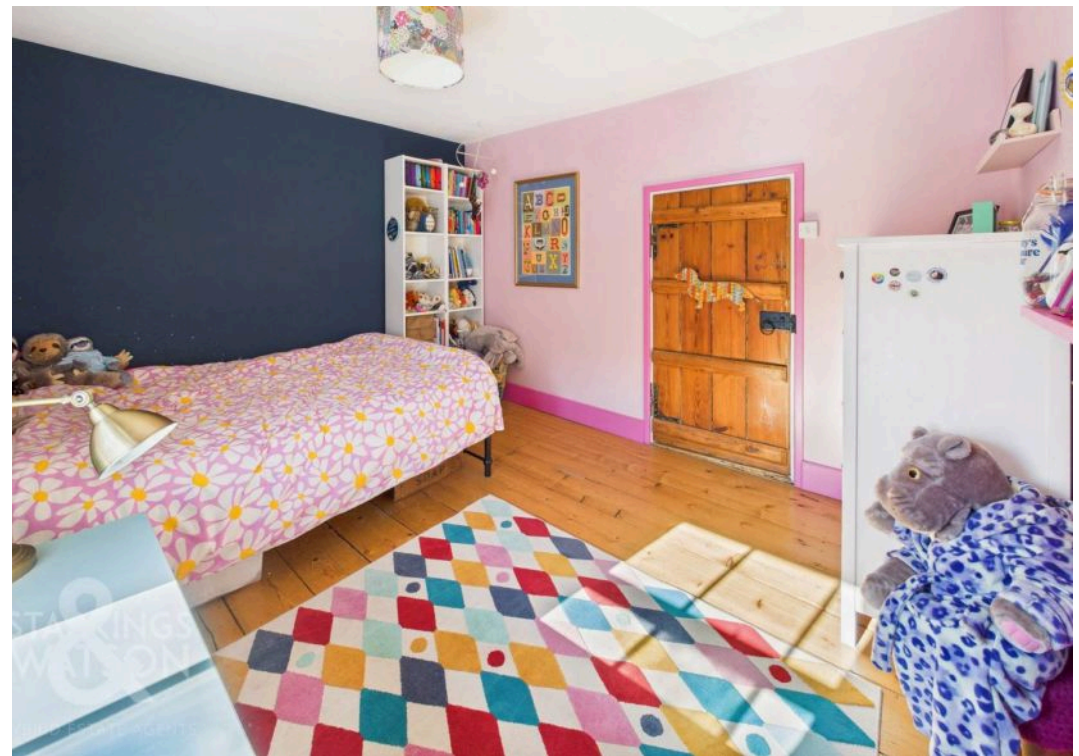
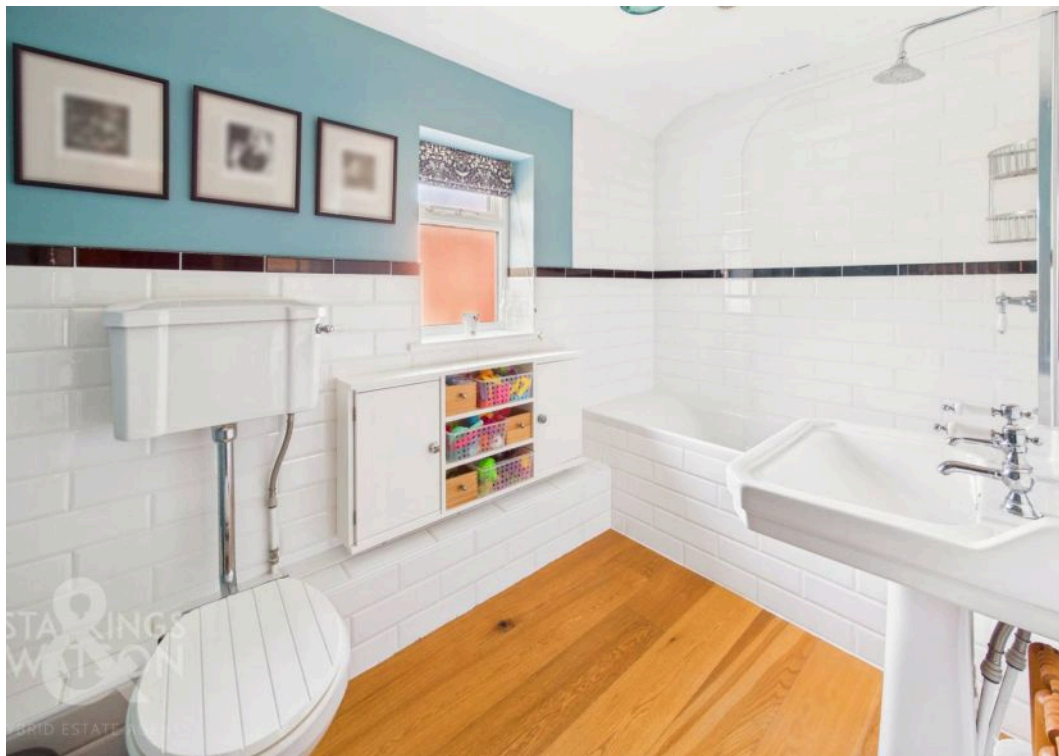
Entering via the main entrance door to the front you are greeted by a stunning period room with exposed timbers and brickwork used currently as a reception hallway. There are stairs to the first floor landing as well as a large inglenook fireplace, fitted storage and brick flooring. The sitting room is semi open plan with exposed timbers, brick flooring and an inset woodburner. Leading via the reception hallway there is a door into the useful separate study providing an excellent home working space as well as a door into the dining room. In the reception hallway, there is a door leading to a separate study, which provides an excellent home working space. The hallway also provides access to the dining room. The dining room provides double doors into the rear garden as well as wood flooring and an opening into the kitchen. The modern re-fitted kitchen offers a wide range of wall and base level storage with rolled edge worktops over as well as integrated double eye level oven and grill, induction hob, dishwasher and fridge/freezer. A door leads from the kitchen into the separate utility room providing a further range of storage with space and plumbing for white goods as well as the boiler housing and airing cupboard and access into the w/c.

Heading up to the first floor landing you will find some useful fitted storage as well as three double bedrooms and two bathrooms. To the front of the house there are two bedrooms within the original section both offering fitted wardrobes and wood flooring. To the rear is the family bathroom as well as the main bedroom with en-suite. The family bathroom features a bath with rainfall shower over, w/c and hand wash basin. The main bedroom provides a sunny dual aspect to the rear with the en-suite featuring a double shower, hand wash basin and w/c.

AGENTS NOTE

Whilst the property falls within the conservation area, it is not listed. Mains services are connected to include water, drainage and electricity with heating provided by oil. Of particular note, the vendors have advised that in 2013 a significant amount of renovations were carried including; New double-glazed windows throughout including double glazing, in-keeping sash windows upstairs where required. A new sole plate, refurbishment to the roof, new electrics and plumbing, as well as new central heating system installed and new insulation. Also at this point two extensions to the rear were added as well as new bathrooms and a new kitchen.







THE GREAT OUTDOORS

The excellent rear garden is larger than you might expect for a property located in the heart of the village. The garden is split into paved patio areas as well as lawns with an array of planting borders surrounding. The patio leads to a gate to the rear with steps down to the lower section of garden with further planting borders and access to the large detached workshop with power and light. A gate leads to the side of the garden where the driveway and timber storage shed can be found.

FIND US

Postcode : IP22 1EG

What3Words : ///renew.precautions.shortcuts

VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1506 ft²

139.8 m²

Reduced headroom

5 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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