

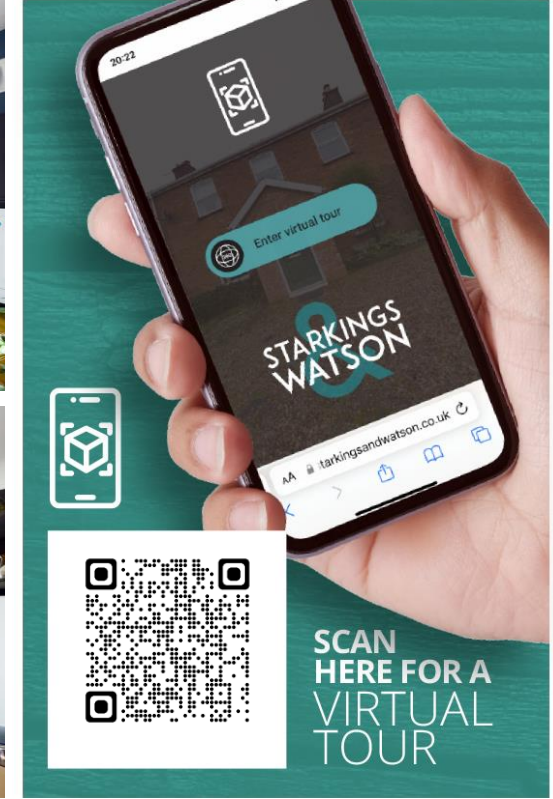
THE STREET

# Rickinghall, Diss IP22 1BN

Freehold | Energy Efficiency Rating : F

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

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# STARKINGS & WATSON



- Mid Terrace Home
- Period Features Throughout
- Central Village Location
- Presented In Excellent Order
- Two Reception Rooms & Conservatory
- Three Ample Bedrooms
- Two Bathrooms
- Private Enclosed Rear Garden

### IN SUMMARY

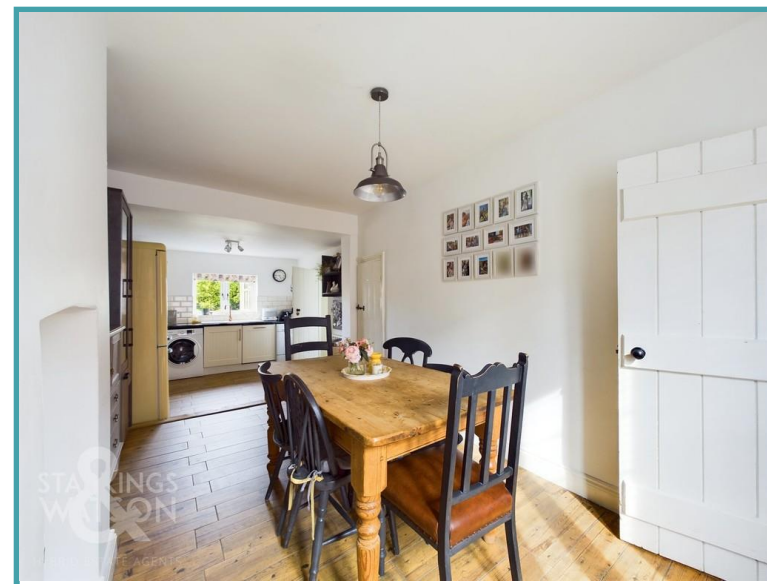
Located CENTRALLY within the SOUGHT AFTER and WELL SERVED VILLAGE of RICKINGHALL you will find this MID TERRACE COTTAGE presented in EXCELLENT ORDER and filled with original character and charm. Internally the accommodation extends to approximately 1000 SQ FT (stms) and offers TWO RECEPTION ROOMS with a sitting room with feature fireplace and an IMPRESSIVE KITCHEN/DINER. In addition, the ground floor offers a rear lobby, ground floor shower room and useful conservatory. On the first floor there are THREE BEDROOMS, two of which are doubles and one further single. The main bedroom is filled with character with wooden flooring, a wardrobe and feature fireplace. In addition, there is a fully tiled family bathroom. Externally, there is an ENCLOSED REAR GARDEN offering plenty of space to be enjoyed. The property is located within easy access of LOCAL SCHOOLS and a wide range of LOCAL AMENITIES and would suit a range of different purchasers.

### SETTING THE SCENE

Approached from the roadside with the main entrance door to the front. There is a shared gate to the shared passage leading to the rear garden also accessed from the front.

### THE GRAND TOUR

Accessed via the main entrance door you will find an entrance hallway with access to the first floor landing. To the right of the hallway there is a characterful sitting room with open fireplace as well as wooden flooring and built in shelving. Beyond the sitting room is a useful lobby with plenty of storage for coats and shoes leading to the ground floor shower room. Also accessed from the lobby is the conservatory, a great room with multi-purpose functions providing access to the rear garden. The kitchen can be found to the rear of the cottage also with a range of cupboard units and solid worktops over with space for washing machine, dishwasher and fridge/freezer as well as integrated electric oven and hob. The kitchen is open plan to the dining room meaning the room is now dual aspect with plenty of light. Heading up to the first floor landing the main bedroom can be found to the right with wooden flooring, a large walk in wardrobe and feature fireplace also. There is a further double bedroom to the rear and a single bedroom to the front. The fully tiled family bathroom can be found also with a shaped bath and shower over. The property is mostly uPVC double glazed with modern electric panel heaters.



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### THE GREAT OUTDOORS

The pleasant and well kept rear garden is fairly private and offers more space than you would expect to find. The garden is mainly laid to lawn with paved terraces leading from the rear of the house and to the rear of the garden. Within the garden you will find a greenhouse, timber shed, various planting borders and mature trees and shrubs as well brick walling enclosing the space. The garden has direct access to the front via a shared passage with secure gate into the garden.

### OUT & ABOUT

Rickinghall and Botesdale are two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and 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.

### FIND US

Postcode : IP22 1BN

What3Words : ///bands.question.cornering

**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:



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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<sup>(1)</sup>  
 998.65 ft<sup>2</sup>  
 92.78 m<sup>2</sup>



Floor 1



Ground Floor

