



The Street, Rickinghall - IP22 1DY



The Street

Rickingham, Diss

Located in the HEART OF RICKINGHALL with EXCELLENT AMENITIES on your door step, this charming THREE BEDROOM DETACHED BUNGALOW dating back to the 1950's presents a tranquil abode for those seeking a peaceful retreat. The property boasts THREE AMPLE BEDROOMS providing generous accommodation. The 23' SITTING/DINING ROOM with a fireplace offers a cosy spot for relaxation with the addition of a SUNNY TRIPLE ASPECT, while the separate kitchen and family bathroom cater to your every-day needs. This delightful bungalow further features PRIVATE ENCLOSED GARDENS, ideal for al fresco dining. Additionally, with uPVC double glazing and oil-fired central heating in place, comfort and warmth are assured throughout the seasons. The property also holds the promise of future expansion with potential space for extension to the rear should a buyer desire (subject to planning).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Located In The Heart Of Rickinghall
- Three Ample Bedrooms
- 23' Sitting/Dining Room With Fireplace
- Separate Kitchen and Family Bathroom
- Private Enclosed Gardens To The Rear
- Double Glazed & Oil Fired Central Heating
- Possible Extension Potential (stp)

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 heart of Rickinghall you will find on street parking to the front unrestricted with steps and a pathway to the front leading to the main entrance door to the side of the bungalow. The frontage offers a large lawn with mature trees and shrubs. A secure gate leads to the side pathway providing front to rear access.

THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming hallway with built in storage as well as access to the all rooms off the hallway. The first room to the left is the main sitting room with a bright and sunny triple aspect overlooking the rear garden with double doors leading out. There is also a feature fireplace as well as plenty of space for both sitting and dining. The next room is the kitchen with a range of wall and base level units as well as an integrated electric oven and hob, space for fridge/freezer and washing machine as well as dishwasher and a door out to the garden. Also within the garden is the oil fired boiler. Bedroom wise there are three bedrooms to the front and side aspects with two doubles and a single. The family bathroom has been modernised in recent years with a bath and shower over, w/c and hand wash basin.

FIND US

Postcode : IP22 1DY

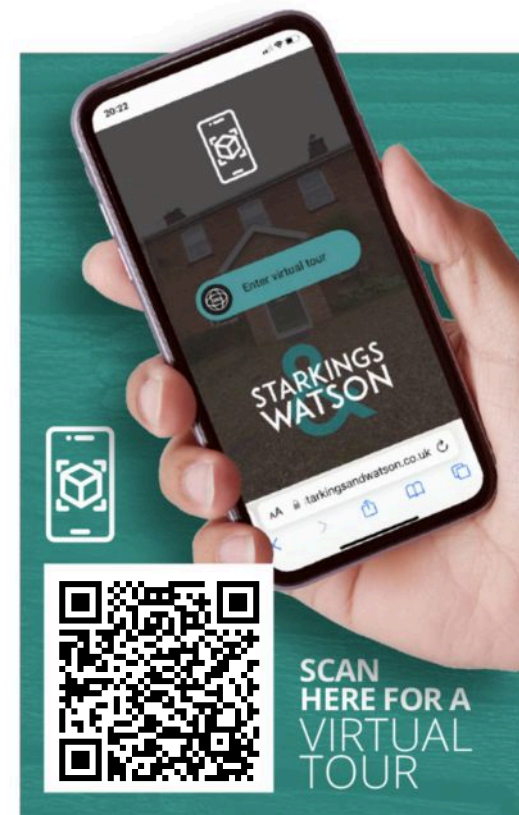
What3Words : ///animates.framework.lessening

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is no off road parking currently although potential exists to the front to create some with the correct planning permissions.



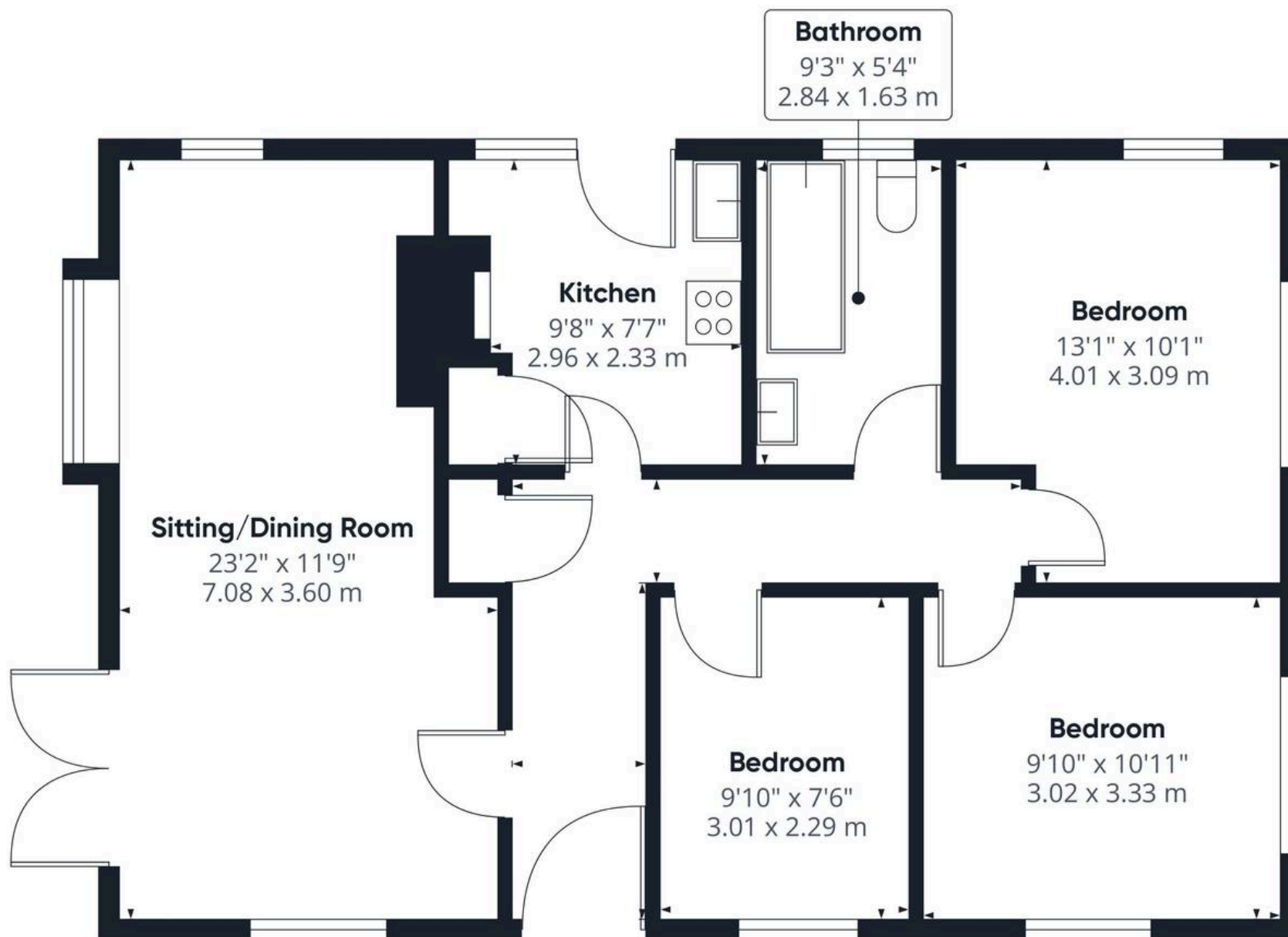




THE GREAT OUTDOORS

To the rear there is a well kept and enclosed rear garden providing the ideal space for outside entertainment. The gardens are mainly laid to lawn with various paved patio areas and shingle. There is also a timber storage shed as well as timber fencing enclosing with side access down both sides of the bungalow.





Approximate total area⁽¹⁾

797 ft²

74.1 m²

(1) Excluding balconies and terraces

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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