



Ryders Way, Rickinghall Diss IP22 1ER

welcome to

Ryders Way, Rickinghall Diss

****SOUGHT AFTER VILLAGE**** A spacious three bedroom detached bungalow located in a popular residential area in Rickinghall within walking distance to shops. Front and rear gardens with a summer house and driveway providing off road parking leading up to a single garage. ***OFFERED WITH NO ONWARD***

Location

The property sits in the heart of the desirable village of Rickinghall which boasts a wealth of amenities and is joined to the village of Botesdale. Both Rickinghall and Botesdale have plenty going on and offer good facilities including a supermarket, two public houses, take away restaurants, well thought of medical centre, dentist surgery and popular primary school. The town of Diss is just a short 7 mile drive away where you will find a larger array of day to day activities as well as the mainline train station with regular and direct links into Norwich and London Liverpool Street.

Accommodation

Entrance Porch

Front aspect double glazed door, dual aspect double glazed windows, lino flooring, lighting and door leading to;

Entrance Hall

Storage heater, carpet, loft access, telephone point, built in airing cupboard and double storage cupboard. Doors leading to;

Lounge

21' 3" x 14' 4" (6.48m x 4.37m)

A spacious room benefiting from dual aspect double glazed windows, rear aspect double glazed patio doors leading out onto the patio area, carpet, exposed fire place with tiled hearth and housing an electric fire, tv and telephone points.

Kitchen/ Diner

9' x 14' 9" (2.74m x 4.50m)

Rear aspect double glazed window and french doors leading out onto the decking area. Fitted kitchen with a range of wall and base units, under counter lighting, recessed spot lights, storage heater, tiled flooring, work surfaces, integrated appliances including slim line washing machine and electric oven with ceramic hob and extractor fan, space for full height fridge/freezer. Open door way leading to;

Utility Area

4' 8" x 6' 3" (1.42m x 1.91m)

Side aspect double glazed window, fitted wall and base units, ceramic sink and drainer, one and a half bowls, work surfaces, recessed spot lights and tiled flooring.

Bedroom One

10' 5" x 10' 2" (3.17m x 3.10m)

Front aspect double glazed window, wooden effect laminate flooring, two double and one single built in wardrobes and double doors leading into the en-suite.

En-Suite

Side aspect double glazed window, wc, wash hand basin in vanity unit with added storage beneath, shower cubicle with fully plumbed shower, wall mounted heater, heated towel rail, fully tiled walls and floor.





Bedroom Two

13' x 8' 11" Plus Recess (3.96m x 2.72m Plus Recess)
Dual aspect double glazed windows, storage heater, wooden effect laminate flooring and two double built in wardrobes with mirrored doors.

Bedroom Three

9' x 10' 5" (2.74m x 3.17m)
Rear aspect glazed double doors leading into the Conservatory, carpet, tv and telephone points.

Conservatory

13' 11" x 9' 4" (4.24m x 2.84m)
Dual aspect double glazed windows, carpet, storage heater and ceiling fan. Glazed patio doors leading into the Lounge.

Bathroom

Side aspect double glazed window, low level flush wc, wash hand basin, storage heater, heated towel rail, wall mounted lights, two built in storage cupboards, panelled spa bath, fully tiled walls and floor.

Outside

To the front of the property is a gravelled and laid to lawn garden with mature planted shrubs, hard standing driveway providing off road parking with access to the single garage with attached storage area, brickweaved path leading to the front door and rear garden.

To the rear of the property is a laid to lawn area with mature planted trees and shrubs, a paved and brickweaved patio areas making these both great spots to relax and dine in throughout the summer months, steps leading up to a raised decking area with a wooden pergola and access to the summer house which benefits from power.

Services

Mains Electricity
Mains Water
Mains Drainage

Council Tax Band: D



view this property online williamhbrown.co.uk/Property/DSS110018



welcome to

Ryders Way, Rickinghall Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- Detached Bungalow Situated In A Cul De Sac Location
- Kitchen/Diner With Utility Area
- Spacious Lounge With Separate Conservatory
- Master Bedroom With Fitted Wardrobes And En-Suite
- Two Further Bedrooms And Family Bathroom
- Single Garage With Off Road Parking
- Enclosed Rear Garden With Summer House

Tenure: Freehold EPC Rating: E

offers over

£350,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williambrown.co.uk/Property/DSS110018



Property Ref:
DSS110018 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


william h brown



01379 644719



Diss@williambrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williambrown.co.uk