



**Hanley House The Street, Rickinghall Diss IP22 1EG**

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## **Hanley House The Street, Rickinghall Diss**

This property presents a rare opportunity for those looking for a spacious family home with the added potential for an annexe. With its prime location, generous living space, and endless possibilities, this house is just waiting to be transformed into the perfect forever home.

### **Location**

Situated in the desirable and ever popular village of Rickinghall, which is linked to Botesdale, both offering an excellent range of local amenities including a health centre, supermarket, fish and chip shop, Chinese takeaway, church, primary school and a choice of public houses. The market town of Diss is approximately 6 miles away with a full range of daily amenities including banking, shopping and a weekly market. Diss also benefits from a mainline train station with regular and direct links to Norwich and London.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed window and door, carpet, radiator, airing cupboard, stairs leading down to the lower ground floor and doors to;

#### **Bedroom Three**

8' 9" x 8' 10" ( 2.67m x 2.69m )

Front aspect double glazed window, radiator and carpet.

#### **Lounge**

28' 1" x 10' ( 8.56m x 3.05m )

Dual aspect double glazed windows, wooden effect laminate flooring, wood burning stove, small partition wall which creates a snug area, two radiators, tv and telephone points. Open archways leading to the conservatory and kitchen/breakfast room, door leading into the hallway.

#### **Conservatory**

21' 9" x 8' 6" ( 6.63m x 2.59m )

Dual aspect double glazed windows, rear aspect double glazed french doors leading out onto the paved patio area, radiator, wooden effect laminate flooring and recessed spot lights.

#### **Kitchen/ Breakfast Room**

15' 1" x 11' 9" ( 4.60m x 3.58m )

Two side aspect double glazed windows, velux windows and side aspect double glazed door leading out into the garden. Fitted kitchen with a range of wall and base units, inset sink, one a half bowls, wooden work surfaces, tiled splash back, recessed spot lights, wooden effect laminate flooring, under wall unit lighting, space for washing machine, integrated eye level oven and grill, induction hob with extractor fan, fridge/freezer and dishwasher.

#### **Hallway**

Carpet, loft hatch, built in storage cupboard and doors to;

#### **Bathroom**

Two side aspect double glazed windows, low level flush wc, wash hand basin in large vanity unit with additional storage cupboards, panelled bath with shower above, part tiled walls, heated towel rail, recessed spot lights and tiled flooring.

#### **Bedroom One**

10' 8" x 10' 4" ( 3.25m x 3.15m )

Two double built in wardrobes with additional storage cupboard above, carpet and open arch way to;





### **Dressing Area**

8' 7" x 6' 8" ( 2.62m x 2.03m )

Rear aspect double glazed window, large built in wardrobe with sliding doors, radiator and carpet.

### **Bedroom Two**

7' 11" x 8' 6" ( 2.41m x 2.59m )

Rear aspect double glazed window, large built in wardrobe with sliding doors, carpet, radiator and door to;

### **En-Suite**

Low level flush wc and wash hand basin in vanity unit, shower cubicle with fully plumbed shower, part tiled walls, heated towel rail, recessed spot lights and tiled flooring.

### **Stairs To The Lower Ground**

### **Reception Room One**

12' 10" x 8' 2" ( 3.91m x 2.49m )

Versatile reception room which can be easily transformed into a home office, guest room or bedroom. Front aspect double glazed window, recessed spot lights, radiator, wooden laminate flooring and stairs leading to the main house.

### **Reception Room Two**

9' 8" x 12' 4" ( 2.95m x 3.76m )

Versatile reception room which can be easily transformed into a home office, guest room or bedroom. Front aspect double glazed window, front aspect double glazed door, recessed spot lights, radiator and carpet.



### **Cloakroom**

Low level flush wc, wash hand basin in vanity unit, part tiled walls, recessed spot lights and tiled flooring.

### **Outside**

To the front of the property is an extensive brick weaved driveway providing ample off road parking for multiple vehicles, raised flower beds, steps leading up the main house and glazed door leading to the lower level. Access to the detached garage.

To the rear of the property is a wrap around patio area providing an expansive space for outdoor entertainment and relaxation. Whether hosting gatherings or simply enjoying a morning coffee, the large patio offers ample room for seating arrangements and al fresco dining. Beyond the patio, is steps leading up to the laid to lawn area with various planted flowers and shrubs. Nestled towards one corner of the garden stands a summer house, green house and garden shed, offering practical storage for tools, equipment, and outdoor essentials.

### **Garage**

Front aspect wooden doors, side aspect glazed door, power and light.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Air Source Heat Pump

### **Council Tax Band: C**



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## Hanley House The Street, Rickinghall Diss

- Well Presented Detached Family Home Situated In A Picturesque Village
- The Kitchen/Breakfast Room, A True Heart Of The Home, Boasts Modern Amenities & Abundant Storage
- Two Large Reception Rooms In This Stunning Home Offer The Perfect Space For Both Entertaining & Relaxation
- Potential For An Annexe, Which Has Its Own Entrance & Can Be Accessed From Both The Main House & Driveway
- Well-Appointed Bedrooms Provide Ample Space For Relaxation & Personal Retreat
- A Well-Tended Garden With A Private Patio Area Sets The Stage For Memorable Outdoor Gatherings
- Includes A Detached Garage With The Added Convenience Of Ample Off Road Parking
- Benefits From Air Source Heating & PV Panels for Hot Water & UPVC Double Glazing Throughout

Tenure: Freehold EPC Rating: B

offers in the region of

**£450,000**

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Property Ref:  
DSS110039 - 0003

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