



TAMARISK

Rickingham Road, Hinderclay, Diss, IP22 1HN



A spacious and versatile detached home in a sought-after village with potential for further expansion subject to planning permission.

Tamarisk is an attractive detached chalet style property situated in the sought-after village of Hinderclay.

The current vendors have enhanced and upgraded the property. The versatile living space is arranged over two floors and it sits well within a generous plot with a driveway offering parking for several cars along with a single garage. There is an enclosed garden to the rear that offers a great space for entertaining. The property comprises an entrance porch that opens into the sitting room that features a wood burning stove. The room is open plan on to the dining room. There is a generous kitchen/ breakfast room, a downstairs shower room and a family room which could easily be used as a ground floor bedroom if required. On the first floor there are two double bedrooms and a further single bedroom. The principal bedroom has an en-suite bathroom. An excellent feature of the property is the roof terrace access via sliding doors off the landing which has the potential to provide a great space for entertaining or allowing room for further extending (STPP).

LOCATION

Hinderclay offers a lovely assortment of many period and modern properties lying within close proximity to the popular villages of Redgrave, Rickinghall and Botesdale, with the latter having a good range of amenities and facilities including doctors surgery, schooling, supermarket and transport links to the market town of Diss which has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band D

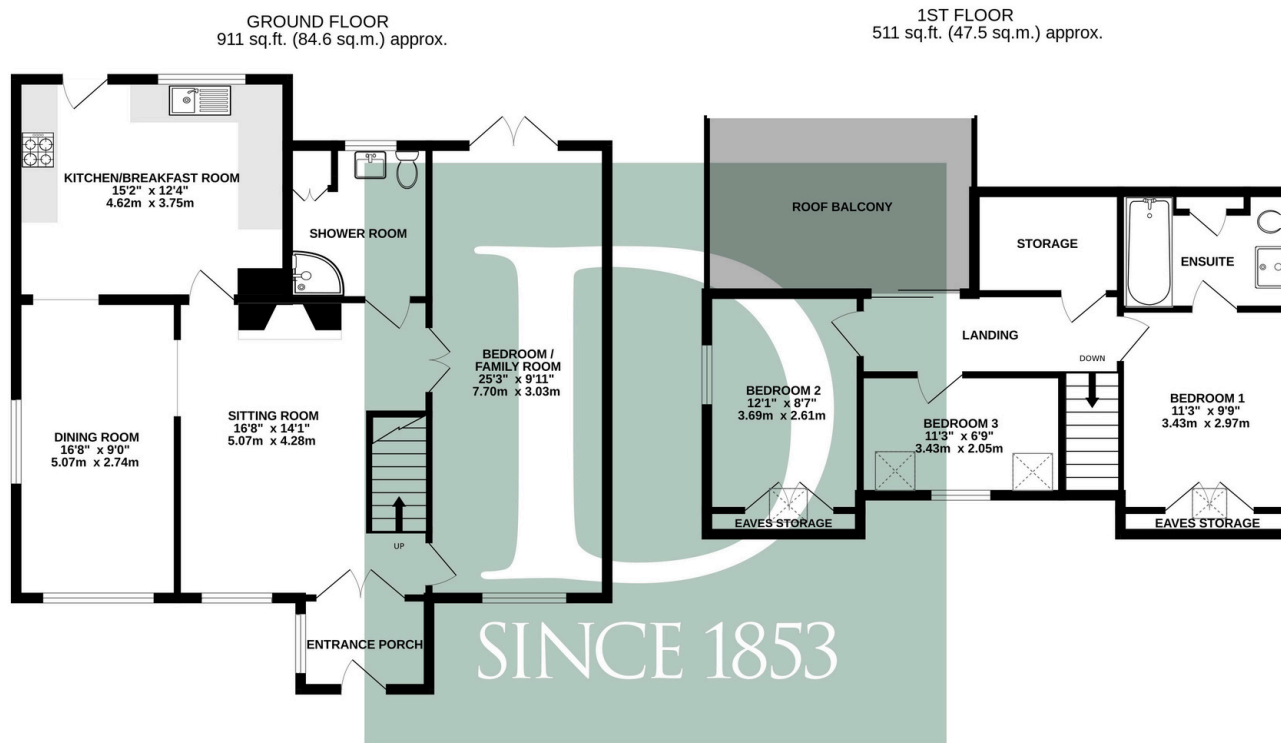
ENERGY PERFORMANCE

D Rating





FLOOR PLAN



TOTAL FLOOR AREA : 1421 sq.ft. (132.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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Durrants and their clients give notice that:

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