



HANLEY HOUSE

THE STREET, RICKINGHALL, DISS, IP22 1EG



A unique and versatile family size home located in the centre of this well regarded village.

This spacious and versatile home is ideal for multigenerational living and is located in a popular, well-served village. Upon entering the entrance hall, you'll find stairs rising up to the ground floor living accommodation. A separate door opens to stairs that descend to the lower ground floor, which features two good-sized rooms, one with its own private entrance, there is also a W/C on this level. The upper level boasts a lovely open-plan layout. The spacious sitting room seamlessly flows into the garden room and then into a stylish, refitted kitchen-breakfast room with integrated appliances. From the sitting room, a door leads to an inner hallway, providing access to the bedrooms and family bathroom. The principle suite includes a dressing area with built-in wardrobes, while bedroom two benefits from an en-suited bathroom. The third bedroom is located at the front of the property. A generous brick-weave driveway provides extensive off-road parking for numerous vehicles.

A raised flower bed adds visual appeal as steps lead up to the main entrance. The property also benefits from direct access to the garage. The rear of the home features an impressive wrap-around terrace, perfect for alfresco dining and entertaining guests. From the patio, steps lead up to a well-maintained lawned garden with mature beds and borders. This out door haven also includes a charming summer house, a practical greenhouse, and a garden shed for storage.

LOCATION

Rickinghall is a popular and sought after village. It has excellent facilities including a Co-op supermarket, pubs, fish & chip shop, Chinese restaurant and 2 Hairdressers as well as a GP surgery and schooling. Nearby Diss is around 6 miles to the north and offers excellent amenities including schools, health and sports facilities, regular bus service and main line train services to Norwich and London Liverpool Street.



SERVICES

Air source heat pump, radiators. Mains electricity, water and drainage are connected. The property also has the benefit of solar panels. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band C

ENERGY PERFORMANCE

B Rating

VIEWING

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

BUILDING CONSULTANCY

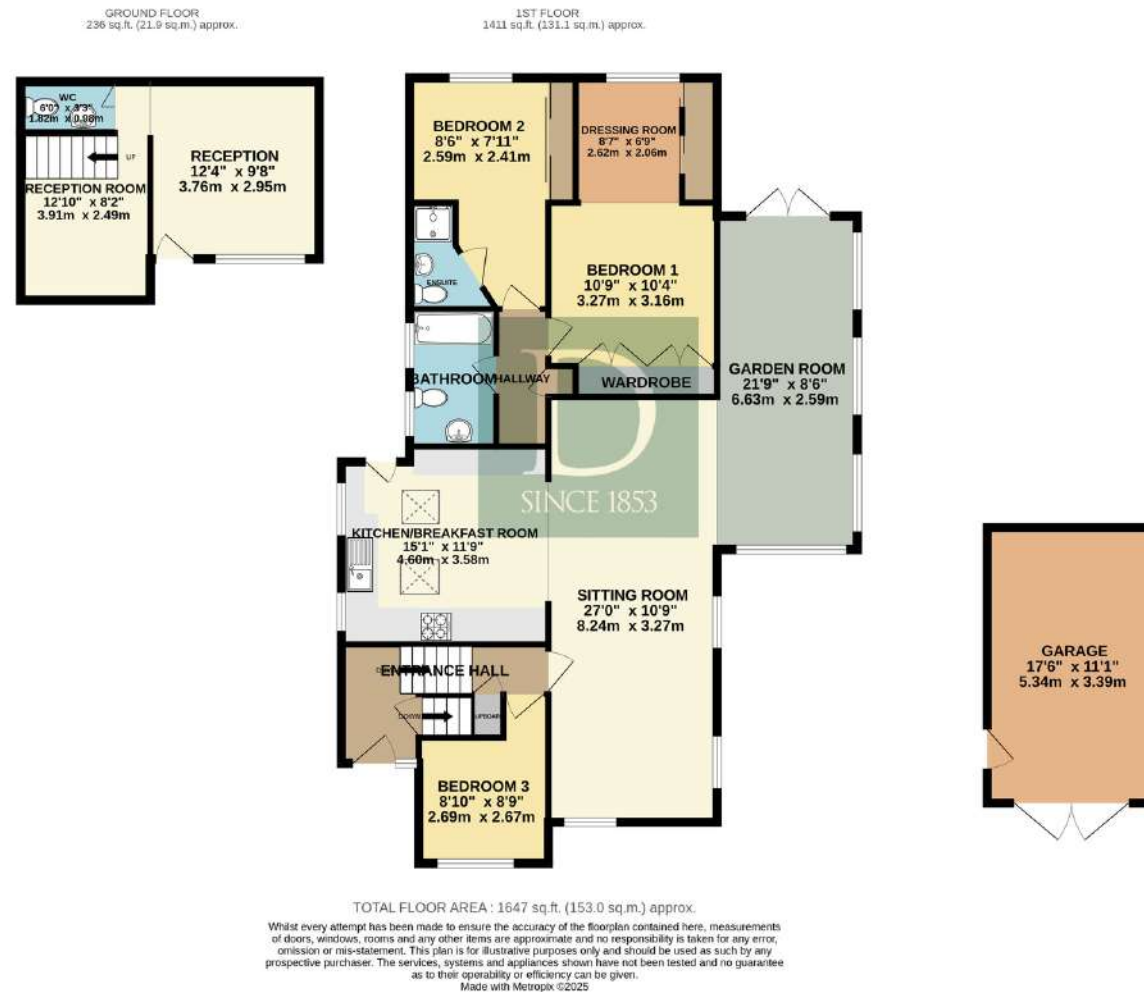
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.







FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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