



BRAMBLEDDOWN
RICKINGHALL ROAD, HINDERCLAY, IP22 1HN



A spacious and established detached family home in a sought-after village with parking for several cars and an excellent garden.

Located within a well regarded village this modern detached family home, offers spacious and comfortable living. The property has a generous entrance hall with stairs to the first floor, together with doors to a cloakroom, the kitchen and the sitting room. The well-equipped kitchen has ample wall and floor mounted units, a door to the utility room in turn which gives access to the integral garage. The double aspect living room with a striking red brick fireplace, leads to the dining room which opens to the rear garden. The first floor comprises of four bedrooms and a family bathroom. The principle bedroom benefits from built in wardrobes where there is a mirror sliding door leading through to the dressing area and a door to the en-suite shower room.

The property is set back from the road with a large shingle driveway providing off-road parking and leading up to the garage. There is a lawn area and gate giving access to the rear garden which is mainly laid to lawn with a terrace area leading off the dining room.

The rear garden is enclosed by wooden fencing.

LOCATION

Hinderclay offers a lovely assortment of many period and modern properties lying within close proximity to the popular villages of Redgrave, Rickingham 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

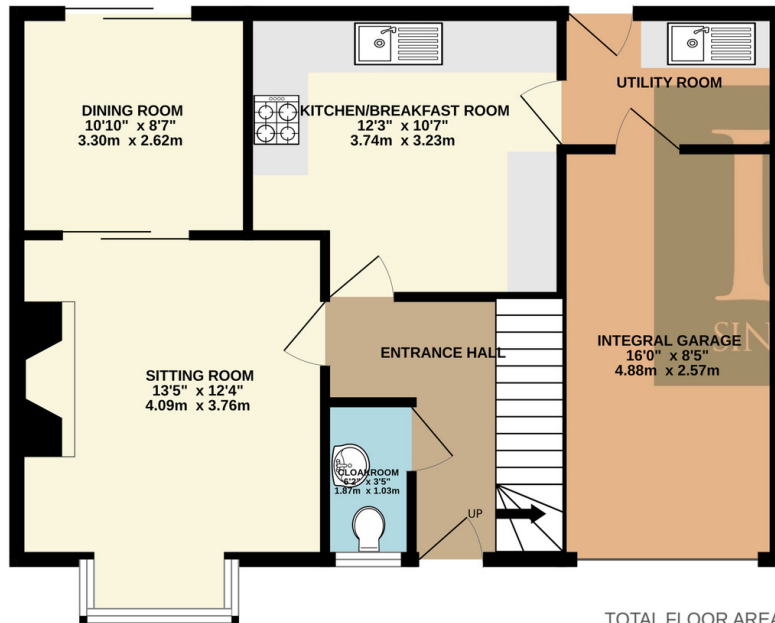
Mid Suffolk District Council
Council Tax Band D



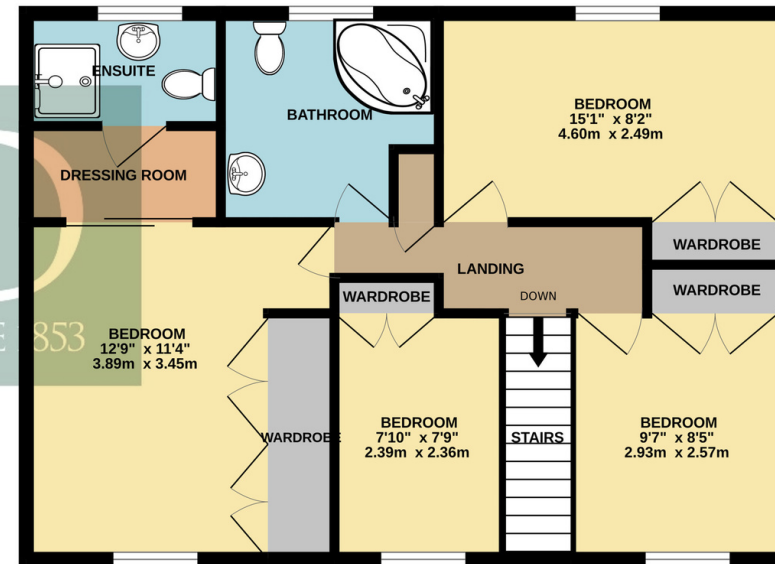


FLOOR PLAN

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1325sq.ft. (123.1 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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ENERGY PERFORMANCE

E 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.

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