

Springfields,
Garden House Lane,
Rickinghall,
IP22 1EA

twgaze


Guide price £685,000 - £700,000







- Substantial detached family home – Originally dating from the 1940s, thoughtfully extended to provide over 2,500 sq ft of accommodation
- Six bedrooms across three floors – Generously proportioned and versatile accommodation, well suited to larger families and changing requirements
- Three separate reception rooms – Including an attractive sitting room with bay window and open fireplace
- Spacious kitchen/dining room – A sociable space with integrated appliances, walk-in pantry and French doors opening directly onto the rear garden
- Excellent principal bedroom suite – A generous double bedroom complemented by a walk-in dressing room and private four-piece en-suite bathroom
- Flexible first and second floor accommodation – Four first-floor bedrooms, two further second-floor bedrooms, family bathroom and additional shower room
- Potential for ancillary accommodation – The versatile ground-floor layout offers scope for adaptation, including possible annexe accommodation, subject to necessary consents
- Generous established gardens – Predominantly laid to lawn with mature trees, established boundaries, a paved entertaining terrace and a secluded decked seating area
- Ample parking and garaging – Shingle driveway providing parking for several vehicles together with an integral garage benefiting from power and lighting
- Desirable village location with commuter links – Situated in Rickinghall, convenient for local amenities

Location

Springfields occupies an established position within the popular Suffolk village of Rickinghall, adjoining Botesdale. Together, the two villages offer a good range of everyday amenities including local shops, a Co-op supermarket, public houses, a primary school and a doctor's surgery. The surrounding countryside provides opportunities for walking and outdoor pursuits, whilst the nearby market towns of Diss and Eye offer a wider selection of shopping, leisure and educational facilities.

The historic town of Bury St Edmunds is also readily accessible, approximately 30 minutes away by car. The A143 provides convenient road links towards Diss and Bury St Edmunds, whilst Diss railway station offers regular mainline services to Norwich and London Liverpool Street, with journey times to London of approximately 90 minutes.

The Property

Dating from the 1940s and having been substantially extended over the years, Springfields is a particularly spacious detached family home offering over 2,500 sq ft of accommodation arranged over three floors. The property has been well maintained and offers an excellent balance of reception space and bedrooms, with a flexible layout that will appeal to a variety of purchasers. Upon entering, a welcoming entrance hallway provides access to the principal ground floor rooms, with a staircase rising to the first floor. The sitting room is a comfortable and well-proportioned space, enjoying plenty of natural light through an attractive bay window. An open fireplace with timber surround provides a pleasing focal point to the room. There are two further reception rooms, including a useful study which is currently arranged as a home office, and a separate family room offering considerable versatility. The latter could equally serve as a playroom, additional sitting room or potentially provide scope for ancillary accommodation, subject to the necessary consents. Of particular note is the generous kitchen/dining room, which provides an excellent space for everyday family life and entertaining. The kitchen is fitted with an extensive range of cream fronted units complemented by timber work surfaces, incorporating a gas hob, double oven and integrated dishwasher, together with space for a tall fridge/freezer. A walk-in pantry provides valuable additional storage. The kitchen opens directly into a particularly spacious dining area, comfortably accommodating a large family dining table. French doors lead onto the rear terrace and garden, providing a pleasant outlook and allowing the room to be opened up during the warmer months. A separate utility room and ground floor WC add to the practicality of the accommodation. The first floor is approached via a spacious landing, which benefits from useful built-in storage and an area suitable for a reading chair or occasional furniture. Four bedrooms are located on this floor, including the generously proportioned main bedroom, which benefits from a walk-in dressing area and en-suite bathroom fitted with a four-piece suite. The remaining bedrooms are served by a family bathroom, again incorporating both a bath and separate shower. A further staircase leads to the second floor, where there are two additional bedrooms, both benefiting from built-in storage, together with a separate shower room. This additional accommodation is particularly useful for larger families, visiting guests or those requiring dedicated working space away from the main living areas. Overall, Springfields offers substantial and adaptable accommodation, with a practical arrangement of rooms that has clearly evolved to accommodate modern family living.

Outside

The property is approached from Garden House Lane via a shingle driveway providing ample off-road parking and access to an integral garage, which benefits from power and lighting. Established planting and mature trees contribute to the attractive setting of the house. To the rear lies a particularly generous and well-established garden, predominantly laid to lawn with a variety of mature trees, shrubs and hedging providing a good degree of privacy. The garden offers plenty of space for families, gardening enthusiasts and those who enjoy spending time outdoors. Immediately adjoining the house is a paved terrace, conveniently accessed from the dining room and providing an ideal setting for outdoor dining and entertaining. A further decked seating area offers an alternative place to sit and enjoy the garden. The overall plot is a notable feature of the property, offering a good balance of usable lawn, established planting and seating areas, whilst remaining manageable for a house of this size.

Services: Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

How to get there: What3words: ///clashing.hopes.waking

Viewing: By appointment with TW Gaze

Freehold

Agents' Notes: A public footpath runs along the edge of one side of the property, separate from the main garden, and is included within the title. Prospective purchasers should also be aware of an approved planning application relating to the field opposite the property. Further details can be found under planning reference DC/21/05923.

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20377/KH

















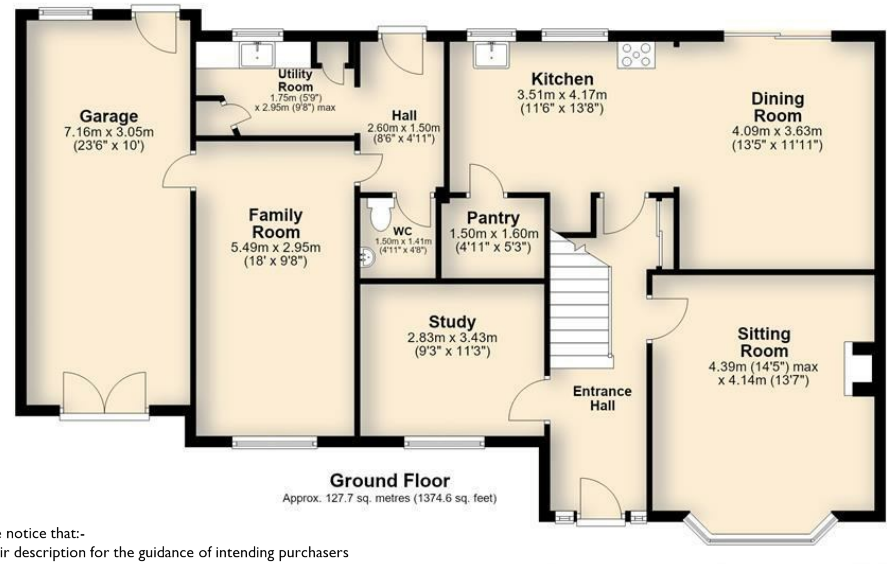


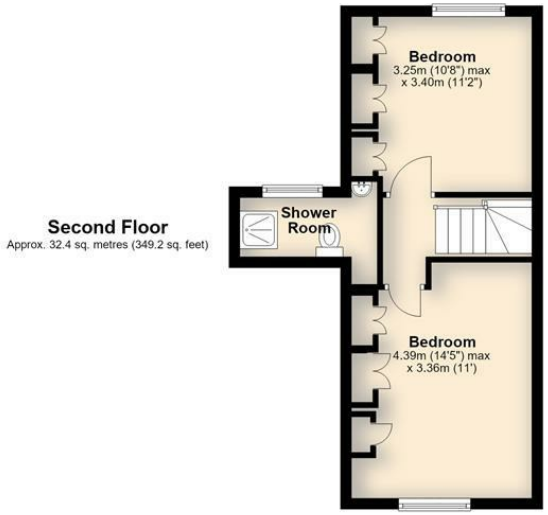






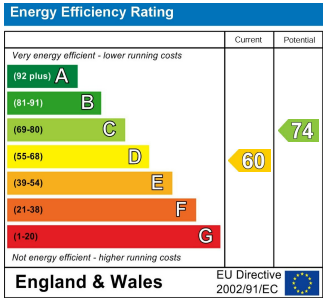






Total area: approx. 267.1 sq. metres (2875.5 sq. feet)

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10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk

www.twgaze.co.uk

OnTheMarket.com