



Rickinghall Road, Hinderclay - IP22 1HN



Rickingham Road

Hinderclay, Diss

NO CHAIN! A TRULY IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME. This beautifully presented property built around 20 years ago offers an expansive 3500 SQ. FT (stms) OF LIVING ACCOMMODATION within the house itself and a further 1176 SQ.FT (stms) within the TRIPLE GARAGE & ANNEXE. The home has been thoughtfully arranged to provide both privacy and versatility for modern family living. Set behind a SECLUDED GATED DRIVEWAY, there is plentiful parking for multiple vehicles and a TRIPLE DETACHED GARAGE, ensuring convenience and security. The welcoming 19' ENTRANCE RECEPTION opens into a 25' SITTING ROOM, featuring an INGLENOOK FIREPLACE and FRENCH DOORS, creating a warm, inviting space for relaxation or entertaining. The GROUND FLOOR SNUG offers further flexibility for a playroom or office. At the heart of the home, a 26' OPEN PLAN KITCHEN/DINING ROOM with range style double oven which flows seamlessly into the GARDEN & FAMILY ROOM providing vast entertaining space, perfect for gatherings and family meals. There is also a SEPARATE UTILITY for added practicality as well as TWO GROUND CLOAKROOMS. Bedroom accommodation is arranged over two top floors, comprising FIVE DOUBLE BEDROOMS, all with BUILT-IN or WALK-IN WARDROBES, and served by a FOUR PIECE FAMILY BATHROOM & TWO EN-SUITE SHOWER ROOMS. The master bedroom measuring 25' is a real feature with a stunning wood clad vaulted ceiling.



- Beautifully Presented Detached Family Home Offering 3500 Sq. Ft (stms) Of Living Accommodation

The DETACHED SELF-CONTAINED ANNEXE provides a DOUBLE BEDROOM, BATHROOM, and DUAL ASPECT SITTING/DINING ROOM & KITCHEN, ideal for guests, multi-generational living, or as a private workspace. The rear gardens are very PRIVATE and enclosed by mature trees, offering a wrap-around aspect that ensures both seclusion and immediate access to the spacious driveway. A generous patio area sits neatly around the back of the property, providing the perfect spot for decked seating (ideal for morning coffee or alfresco dining), while the remainder of the almost 1 ACRE PLOT (stms) is laid to lawn for LOW MAINTENANCE enjoyment. The tree line backdrop fills the space with colour and greenery, creating a tranquil retreat, and beyond the garden's boundary, EXPANSIVE COUNTRYSIDE VIEWS and the picturesque church spire offer a stunning rural outlook.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Hinderclay is a small and quiet village within short distance of Rickinghall and Botesdale, two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes - ideal for walkers and cyclists.



SETTING THE SCENE

Located in the heart of the village adjacent to the church, the initial part of the driveway is shared with the church with secure double five bar gates onto the expansive block paved driveway providing parking for numerous vehicles. The driveway leads to the detached triple garage with secure parking for three vehicles if required. Over the garage is the self contained annexe apartment. The main entrance door is found to the front of the house with a covered storm porch.

THE GRAND TOUR

MAIN HOUSE - Entering via the main entrance door to the front there is an impressive welcome via the versatile entrance reception room with stairs ahead to the first floor landing. A door to one of the ground floor cloakrooms can be found as well as access to the main sitting room to the right, to the left is a door into the snug and a door into the kitchen. The 25' sitting room provides a bright triple aspect as well as a feature inglenook fireplace housing a woodburner and double French doors onto the garden. The snug to the front offers the perfect space for a home office. Heading into the kitchen there is ample space to be enjoyed with a range of wall and base level units, granite worktops over, double range style oven, central island, dishwasher, electric hob and microwave all integrated as well as further space for white goods. The kitchen flows into the dining space with an open plan flow into the garden room to the side and family room to the rear. The separate utility provides practicality with further storage and space for white goods as well as a door to the rear garden, door to another cloakroom and oil fired boiler. The garden room offers a pleasant outlook over the grounds with double doors leading out. The expansive family room benefits from a triple aspect, vaulted ceiling and double doors onto the garden.

Heading up to the first floor galleried landing, there is a further staircase to the top floor as well as double storage cupboard. Off the landing there are four double bedrooms all of which have built in wardrobes. The double bedroom to the rear benefits from an en-suite shower room whilst the main family bathroom offers a four piece suite with his and hers sinks, bath and separate shower as well as w/c. The master bedroom has a real wow factor with full height vaulted ceiling creating a sense of grandeur in addition to the multitude of fitted and walk in wardrobes and triple aspect. Heading up to the second floor you will find the fifth bedroom as well as a walk in cupboard for storage.

ANNEXE - The self contained annexe is an excellent space with an entrance hallway and fitted storage leading into the main kitchen/reception. There is a bright dual aspect with plenty of space for sitting and dining. The kitchen is fully fitted with base level units, rolled edge worktops over and white goods to include an oven and hob as well as freestanding space for fridge, freezer and washing machine. Off the reception is the double bedroom and the bathroom with bath, w/c and hand wash basin.

FIND US

Postcode : IP22 1HN

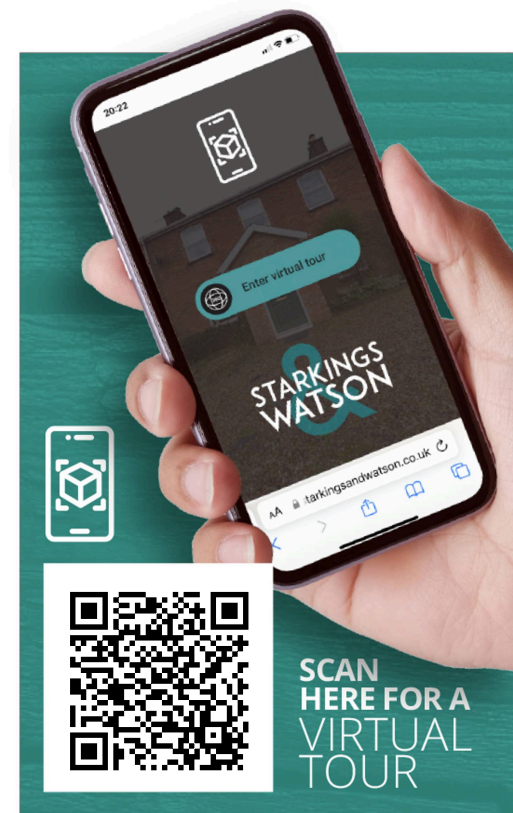
What3Words : ///shifts.sits.innovator

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Dual council tax would be chargeable for both the house and the annexe depending on usage.







THE GREAT OUTDOORS

Heading out from the sitting room or garden room, the private rear garden is fully enclosed by mature trees with a wrap-around aspect for immediate access to the spacious driveway. The patio sits neatly around the back of the property, with space for decked seating perfect for a morning coffee while the rest of the plot is laid to lawn for a low maintenance peace of mind. A tree line backdrop fills the area with colour and greenery while expansive countryside views sit beyond. The plot extends to almost 1 acre (stms).

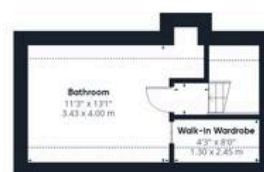




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Floor 1 Building 2

Approximate total area⁽¹⁾

4667 ft²

433.5 m²

Balconies and terraces

22 ft²

2 m²

Reduced headroom

152 ft²

14.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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