



Garden House Lane, Rickingham, Diss, Suffolk, IP22 1EA

**MARK · EWIN**  
BURY ST EDMUNDS



## Garden House Lane, Rickinghall, Diss IP22 1EA

This attractive and extended 1940s family home sits on a generous plot and offers highly versatile accommodation arranged over three well-proportioned floors.

The ground floor opens into a welcoming entrance hall, leading to an elegant sitting room featuring a charming bay window and character fireplace. Additional reception spaces include a separate study and a spacious family room, providing flexible living options for modern family life. The heart of the home is the kitchen and dining room which offer an open plan aspect but can also be used as separate rooms and are complemented by a walk-in larder and adjoining utility room, while a downstairs cloakroom completes the ground floor layout.

The first floor features a generous landing with built-in storage, a well-appointed principal bedroom benefiting from a four-piece en-suite bathroom and walk-in dressing room, three further bedrooms, and a four-piece family bathroom. The second floor offers two additional double bedrooms, both with built-in storage and served by a contemporary shower room.

Externally, a private driveway provides ample off-road parking for several vehicles and leads to a garage with power and lighting. The rear garden is a particular highlight, being secluded and fully enclosed and featuring mature trees and established shrubs, creating a peaceful setting. A paved patio area offers an ideal space for outdoor entertaining, while the lawn provides an attractive and practical family garden.

Please note: There is an approved planning application for the field opposite, details can be found under reference DC/21/05923. The title also includes a public footpath.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leave Bury St Edmunds heading north east along the A143, leave the A143 sign posted Rickinghall & Botesdale, continue along Snape Hill hence Bury Road, continue along Bury Road into The Street. Turn right into Garden House Lane where the property can be found on the right hand side.

### Location

Rickinghall and Botesdale offer good facilities including a supermarket, two public houses, take away restaurants, medical centre, dentist surgery and popular primary school. The town of Diss is located 7 miles away which offers excellent range of schooling, shopping, cultural and recreational facilities, as well as the mainline train station with regular and direct links into Norwich and London Liverpool Street. The historic market town of Bury St Edmunds lies approximately 16 miles away and also offers an extensive range of schooling, shopping, cultural and recreational facilities and provides



## Accommodation:

Entrance Hall 7' 1" x 16' 8" (2.17m x 5.08m)

Sitting Room 13' 6" x 14' 6" (4.12m x 4.41m)

Family Room 9' 8" x 18' 0" (2.94m x 5.49m)

Kitchen 13' 8" x 11' 6" (4.16m x 3.51m)

Dining Room 11' 11" x 13' 5" (3.64m x 4.09m)

Utility Room 9' 8" x 5' 9" (2.94m x 1.76m)

Pantry 5' 10" x 5' 0" (1.77m x 1.52m)

Study 11' 3" x 9' 3" (3.44m x 2.83m)

Cloakroom 5' 1" x 4' 8" (1.54m x 1.42m)

Landing 11' 10" x 16' 8" (3.60m x 5.08m)

Bedroom 12' 1" x 12' 6" (3.68m x 3.80m)

Walk-In-Wardrobe 7' 4" x 6' 4" (2.24m x 1.93m)

Ensuite 8' 10" x 7' 1" (2.70m x 2.16m)

Bedroom 13' 6" x 14' 6" (4.11m x 4.41m)

Bedroom 13' 6" x 7' 9" (4.11m x 2.37m)

Bedroom 9' 9" x 8' 4" (2.96m x 2.53m)

Bathroom 5' 3" x 9' 2" (1.60m x 2.79m)

Second Floor Bedroom 13' 1" x 14' 6" (4.00m x 4.41m)

Second Floor Bedroom 11' 1" x 10' 8" (3.39m x 3.26m)

Shower Room 6' 8" x 8' 5" (2.02m x 2.57m)

## Additional Information:

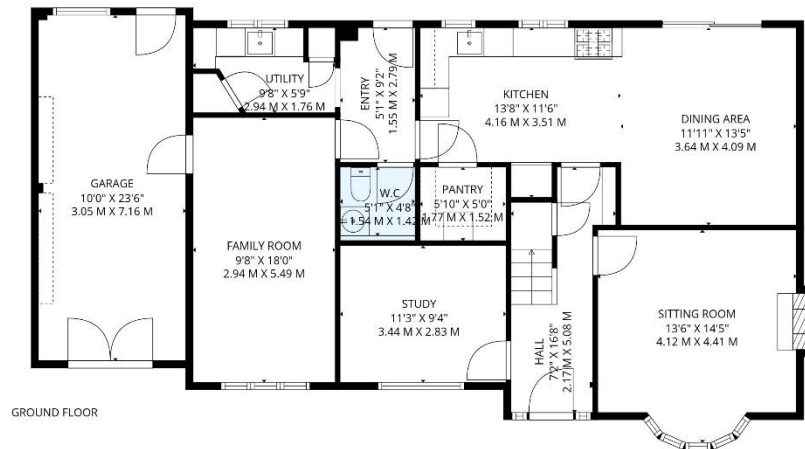
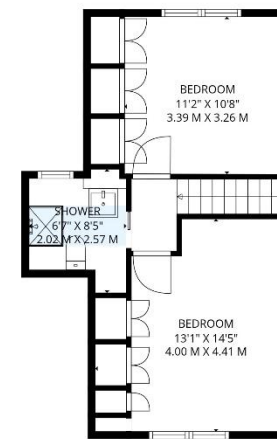
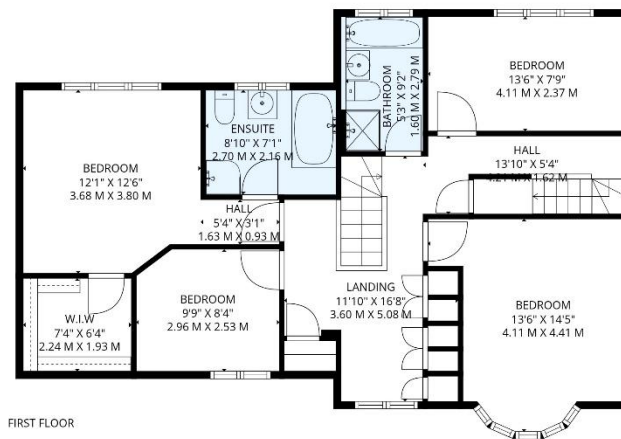
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Offers Over £725,000  
Freehold





**TOTAL: 2249 sq. ft, 209 m2**

GROUND FLOOR: 1007 sq. ft, 94 m2, FIRST FLOOR: 930 sq. ft, 86 m2, SECOND FLOOR: 312 sq. ft, 29 m2

EXCLUDED AREAS: GARAGE: 237 sq. ft, 22 m2, UTILITY: 43 sq. ft, 4 m2, FIREPLACE: 6 sq. ft, 1 m2,

LOW CEILING: 89 sq. ft, 7 m2, WALLS: 193 sq. ft, 19 m2

All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dcopp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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