



The Estate Agency Hub



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Property Brochure

48 Wheatfields, Rickingham, IP22 1EN



Key Features

- Offered With No Onward Chain!
- Semi-Detached Two Bedroom Bungalow
- Beautifully Presented & Renovated Throughout
- Bespoke Fitted Kitchen With Neff Integrated Appliances
- Living Room With French Doors Onto Rear Garden
- Newly Fitted Windows & Front Door
- Enclosed Rear Garden With Decking Area
- Driveway Providing Off Road Parking
- Sought After Village Location

Property Description

The Estate Agency Hub are pleased to offer this beautifully presented two-bedroom semi-detached bungalow, situated in the sought-after village of Rickingham. The property has been renovated to a high standard throughout, offering stylish and modern accommodation that is ready for immediate occupation.

The internal accommodation comprises an entrance hall, a spacious living room, a modern fitted kitchen with integrated Neff appliances, two well-proportioned bedrooms, and a modern shower room. Externally, the property benefits from an enclosed rear garden, providing outdoor space and off-road parking.

Further benefits include newly installed energy-efficient oil-filled electric radiators throughout, together with complete rewiring and replumbing, ensuring the property is well-equipped for modern living. Internal viewing is highly recommended to fully appreciate the quality and accommodation on offer.







Accommodation:

Entrance Hall – Door to side aspect.

Living Room – 16'2" x 10'6" (4.93m x 3.20m) – Media wall with space for TV and electric fire place. French doors opening into the rear garden and electric radiator.

Kitchen – 8'1" x 6'8" (2.46m x 2.03m) - Window to rear aspect. Bespoke kitchen with matching wall and base units and solid work surfaces over. Sink and drainer with one and a half bowl, integrated Neff washing machine and fridge/freezer. Neff induction hob, electric oven and cooker hood over.

Bedroom One – 11'7" x 10'9" (3.53m x 3.28m) - Window to front aspect and electric radiator.

Bedroom Two – 8'3" x 6'8" (2.51m x 2.03m) - Window to front aspect and electric radiator.

Shower Room – Window to side aspect. Walk in shower cubicle with electric digital processor shower, fitted WC and wash hand basin with vanity storage unit. Electric heated towel rail.

Outside:

Front: Lawned front garden with a driveway providing off-road parking for two vehicles. Gated access leading into the rear garden.

Rear: Enclosed rear garden, primarily laid to lawn, featuring a composite decking area and a timber garden shed. The property also benefits from having an external water softener fitted.

Utilities:

EPC Rating: E

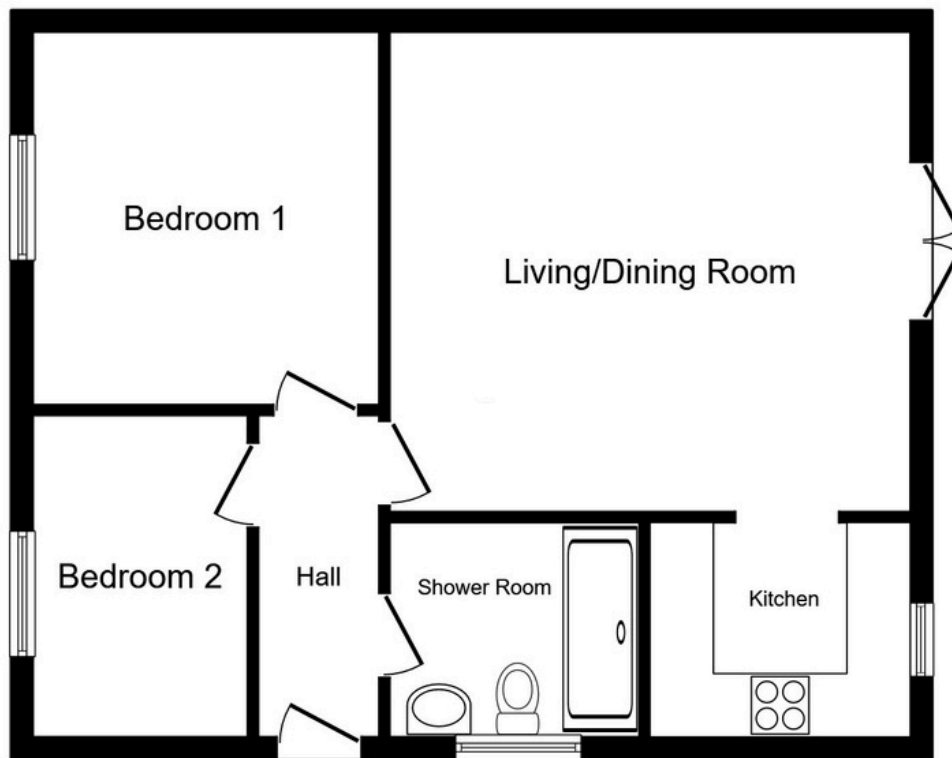
Council Tax Band: B

Local Authority: Mid Suffolk

Heating Type: Electric Radiators

Mains Water & Mains Drainage

Floorplans



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io