



**Bury Road, Rickinghall, Diss**

**Sheridans**



# Bury Road, Rickingham, Diss IP22 1HA

Offers Over £700,000

A substantial and individually designed detached family house, The Beeches occupies a delightful setting set well back from Bury Road, approached via a sweeping gravel driveway and surrounded by mature, well-established gardens that provide a high degree of privacy and a particularly attractive backdrop. Extending to approximately 2,000 sq ft, the property offers light and versatile accommodation ideally suited to modern family living.

The front door opens into a welcoming reception hall with staircase rising to the first floor and access to the principal ground floor accommodation. The sitting room is a well-proportioned and elegant space, enjoying a dual aspect and centred around an attractive fireplace, with French doors opening directly onto the rear garden and terrace. The dining/family room provides an excellent additional reception area, ideally positioned adjacent to the kitchen and perfectly suited to both family life and entertaining.

The kitchen is fitted with an extensive range of wall and base units beneath work surfaces, incorporating integrated appliances and offering ample space for informal dining. A useful utility room lies alongside, providing further storage and space for appliances, with convenient external access. Completing the ground floor is a study, ideal for working from home, together with a cloakroom.

On the first floor, the property continues to offer well-balanced accommodation with four bedrooms arranged off a central landing. The principal bedroom is of a generous size and benefits from fitted wardrobes and an en suite shower room. Three further bedrooms are all well-proportioned and are served by a further en-suite bathroom and a family bathroom fitted with a modern suite, completing the accommodation.

## Outside

Outside, the property is approached via a gravel driveway providing extensive parking and turning space, leading to a detached double garage. The gardens are a particular feature, being predominantly laid to lawn and interspersed with a variety of mature trees, shrubs and established planting, creating a secluded and picturesque setting. The rear garden enjoys a pleasant aspect and provides an ideal space for outdoor entertaining and relaxation. Agents note: More garden may be available to buy situated to the rear of the property.

## Location

The house enjoys a delightful setting set back from the road close to the heart of the village. Rickingham is a thriving village close to the Norfolk-Suffolk border and around six miles from Diss. It can be easily accessed from the A143 and is close to the A140, offering good access to both counties. It has a local convenience store, two pubs, tennis courts, football pitches, play parks, dentist, cafe, hairdressers, two takeaways (Chinese and fish and chips) and a number of different groups and activities which are held in the village hall. There is a doctor's surgery in the adjoining village of Botesdale and the nature reserve of Redgrave and Lopham Fen is only a short distance away. Diss train station is located only a short drive away and provides direct transport links into Norwich and London Liverpool Street.

The village is definitely one of the best-served in the area and the house is only a five minute walk to the local primary school and only a two minute walk to two excellent pubs, which both serve food. Rickingham is a well-regarded and well-served village, offering a range of day-to-day amenities, with the nearby market town of Diss providing more extensive facilities including a mainline railway station with regular services to London Liverpool Street.

- Individually designed detached family home
- Set within mature, private and well-established gardens of around one third of an acre
- Four well-proportioned bedrooms including principal suite with en suite
- Spacious dual-aspect sitting room with French doors to the garden
- Large kitchen opening to a dining/family room ideal for modern living
- Separate study providing excellent home working space
- Ground floor cloakroom, utility room
- Detached double garage with ample driveway parking
- Generous and versatile accommodation throughout
- Well-regarded village location with easy access to Diss and mainline rail links

## Directions

When entering Rickingham from the direction of Bury St Edmunds, the house will be found on the left hand side.

3 What Words ///bound.rods.intricate

## Services

Mains electricity, water and treatment plant drainage. Oil fired radiator central heating.

Rainwater harvesting tank

Council Tax Band E - Mid Suffolk

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: Vodaphone, EE, Three and O2 (Source Ofcom)

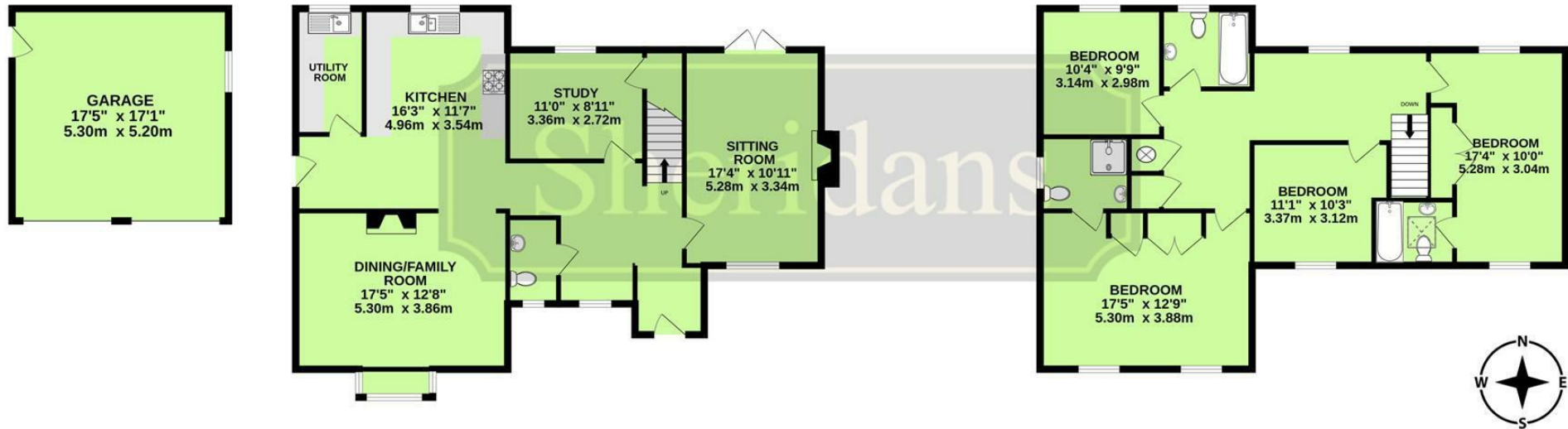
Flood Risk: Very Low Risk



GROUND FLOOR

TOTAL FLOOR AREA : 2013sq.ft. (187.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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