



The Cottage Water Lane, Rickingham Diss IP22 1EL

welcome to

The Cottage Water Lane, Rickinghall Diss

A beautifully presented three-bedroom cottage full of character, set in the peaceful village of Rickinghall, offering a stylish kitchen with Rangemaster, cosy lounge with log burner, landscaped gardens, garage en bloc with office, and is ideally located close to village amenities.

Entrance Porch

Front door, hard flooring.

Lounge

12' 2" x 15' 7" (3.71m x 4.75m)

Window to front and side aspect, radiator, carpet flooring.

Dining Room

12' 11" x 15' 7" (3.94m x 4.75m)

Window to front aspect, radiator, Rayburn oven, front door access, stair access, wooden flooring.

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

Window to front aspect, built in sink, tiled splash back, integrated appliances including a new integrated frige freezer, spot lights, radiator, Rangemaster cooker, wall and base units, tiled flooring.

Utility Room

4' 9" x 5' 11" (1.45m x 1.80m)

Window to rear aspect, base units, new washing machine and hard flooring.

Bathroom

Window to rear aspect, bath, w/c, was basin, radiator, hard flooring.

Landing

Window to front aspect, radiator, loft hatch, carpet flooring.

Bedroom 1

12' 1" x 15' 7" (3.68m x 4.75m)

Window to side aspect, radiator, Hamilton's fitted wardrobes, carpet flooring.

Bedroom 2

11' 10" x 15' 6" (3.61m x 4.72m)

Window to side aspect, radiator, Hamilton's fitted wardrobes, carpet flooring.

Bedroom 3

10' 6" x 9' 11" (3.20m x 3.02m)

Velux to rear aspect, built in wardrobe, radiator, laminate flooring.

Loft Space

Partly boarded.

Front Garden

Landscaped front garden, well. small turfed area, brick wall for boundary, gated entrance.

Rear Garden

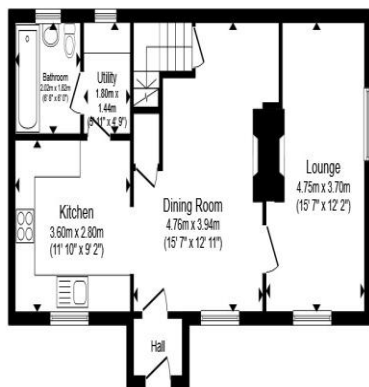
Landscaped patio, turfed, new fencing fitted.

Parking

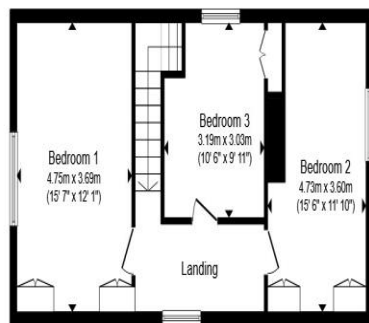
Off road parking.

Garage

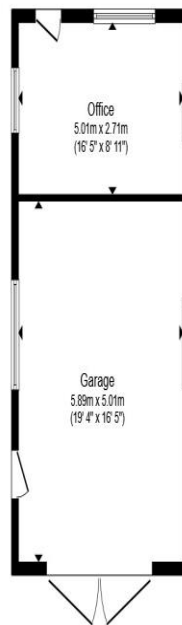
Garage en bloc opposite the property, window to side aspects, electric door, study off the back of garage, concrete flooring.



Ground Floor



First Floor



Garage

Total floor area 148.5 m² (1,599 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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The Cottage Water Lane, Rickingham Diss

- Beautifully presented three-bedroom cottage
- Kitchen with Rangemaster cook and separate utility room
- Cosy lounge with log burner
- Driveway and garage en bloc
- Peaceful location close to village amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£600,000



view this property online williamhbrown.co.uk/Property/DSS111493



Property Ref:
DSS111493 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk