



**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.

### **Long Description**

A beautifully presented three-bedroom cottage, full of charm and character, situated in the sought-after village of Rickinghall, near Diss. This delightful home has been lovingly maintained and thoughtfully updated, blending period features with modern comforts throughout.

The ground floor offers a welcoming and well-appointed kitchen fitted with integrated appliances and a Rangemaster cooker, complemented by a separate utility room for added convenience. A charming dining room features a traditional Rayburn oven, creating a warm and inviting space ideal for family meals and entertaining. The cosy lounge benefits from a fireplace with a log burner, perfect for relaxing evenings. Completing the ground floor is a stylish and modern bathroom fitted with a freestanding bathtub.

Upstairs, the property boasts three spacious double bedrooms, all offering comfortable accommodation and retaining the cottage's characterful feel. Externally, the property continues to impress. The front garden is beautifully landscaped with turfed areas and enclosed by a brick wall for boundary with a gated entrance, providing a clear sense of privacy. A patio pathway leads directly to the front door, and the space is well maintained, creating a welcoming first impression. The front garden features a well to fit in with the character and charm of the property. To the rear, the garden is well maintained with a large laid to lawn area and complemented by a generous patio area, ideal for outdoor seating and dining. Garden beds offer space for planting and growing, while a double gate provides convenient access back to the front garden. The garden is fully enclosed by a newly fitted fence, perfect for outdoor enjoyment. The property also offers a driveway suitable for off road parking for 3 to 4 cars.

### **Long Description Continued**

Opposite the property is a detached garage en bloc which offers full electrics, service pit and an entrance fitted with twin 5 bar gates. Located to the rear of the garage is a purpose-built office, with a stable door, ideal for home working or a hobby space. This area also offers its own garden space with 2 large sheds complete with electrics. Further benefits include recently replaced windows and boiler, ensuring peace of mind for the new owners.

### **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 fridge 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, free standing bath, w/c, wash 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, Hammond's fitted wardrobes, carpet flooring.

### **Bedroom 2**

11' 10" x 15' 6" ( 3.61m x 4.72m )  
Window to side aspect, radiator, Hammond'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.

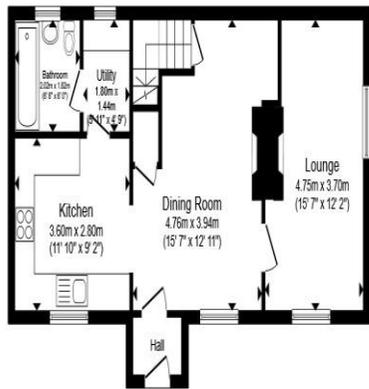
### **Rear Garden**

Landscaped patio, turfed, new fencing fitted, rear double gate access.

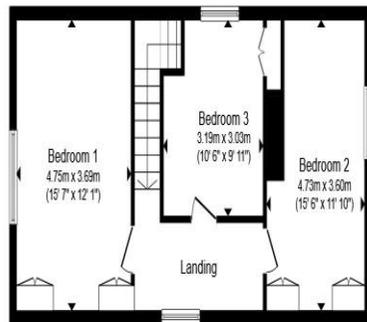
### **Parking**

Driveway for off road parking for 3-4 cars.

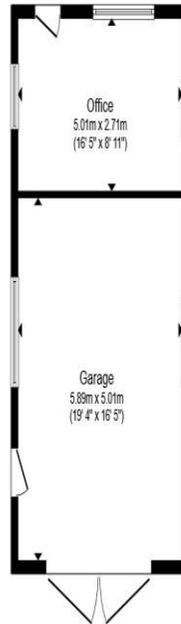
### **Garage**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 148.5 m<sup>2</sup> (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](http://www.propertybox.io)



**welcome to**  
**The Cottage Water Lane,**  
**Rickinghall Diss**

- Beautifully presented three-bedroom cottage
- Kitchen with Rangemaster cooker 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

guide price

**£575,000**



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Property Ref:  
DSS111493 - 0008

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