



Wheatfields, Rickinghall - IP22 1EN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Wheatfields

Rickingham, Diss

Guide Price £215,000 - £225,000. NO CHAIN!
This BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW is offered to the market with NO CHAIN and occupies a SOUGHT-AFTER CORNER PLOT, providing a rare opportunity for those seeking comfortable, single-level living in a peaceful setting. Step through the entrance hallway and discover a WELCOMING SITTING/DINING ROOM, ideal for relaxing or entertaining guests, which flows effortlessly into the EXTENDED CONSERVATORY (bathed in natural light and offering delightful garden views). The property boasts a NEWLY FITTED KITCHEN, finished to an excellent standard with modern units and integrated appliances, ensuring a practical and stylish space for cooking. Both bedrooms are AMPLE IN SIZE, with the principal bedroom enjoying a bay window to the frontage, while the second bedroom offers versatility as a guest room or home office. The SHOWER ROOM is laid out as a practical WET ROOM providing ease of use. Presented in EXCELLENT ORDER throughout, this bungalow is ready for immediate occupation and offers the perfect blend of comfort and convenience. Additional benefits include



OIL CENTRAL HEATING, DOUBLE GLAZING, as well as HARD STANDING DRIVEWAY PARKING and a SINGLE GARAGE. Being located on a CORNER PLOT MEANS the bungalow offers a larger than average garden providing plenty of well kept garden space for keen gardeners setting it aside from most of the local competition.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Bungalow
- Presented In Excellent Order
- Corner Plot With Large Gardens To Side & Rear
- Newly Fitted Kitchen
- Sitting/Dining Room & Extended Conservatory
- Two Ample Bedrooms & Shower Room
- Driveway Parking & Garage

Rickinghall and Botesdale are two very charming and sought-after merged villages offering a host of activities and amenities. There are two great pub/restaurants, two take-away food outlets, a Co-op Local supermarket, St Botolphs Primary School, a health centre, sports facilities and play areas. It is in the catchment area for the outstanding Hartismere High School. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. T



he historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes, ideal for walkers and cyclists.

SETTING THE SCENE

Approached via the small cul-de-sac location there is hard standing parking for multiple vehicles leading to the single garage with an up and over door. There is a gate to the side off the driveway leading into the garden plot. A pathway leads from the driveway to the main entrance door located at the side.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the side there is a small entrance porch leading to the main rooms as well as built in storage cupboard. To the front there are two bedrooms, one single bedroom and the main double bedroom adjacent with a bay window to the front and plenty of space for furnishings. Also found off the hallway is the shower room which is set up as a wet room with walk in shower, w/c and hand wash basin. The main reception is spacious and filled with natural light as well as attractive wood effect flooring. An archway leads from the reception space to the newly fitted kitchen tucked around the corner. There are also sliding doors into the conservatory beyond. The kitchen benefits from a range of wall and base level units with quartz worktops over as well as integrated fridge/freezer, electric oven, microwave and induction hob as well as washing machine. The conservatory to the rear completes the accommodation providing useful extra reception space overlooking the garden with doors leading out also.

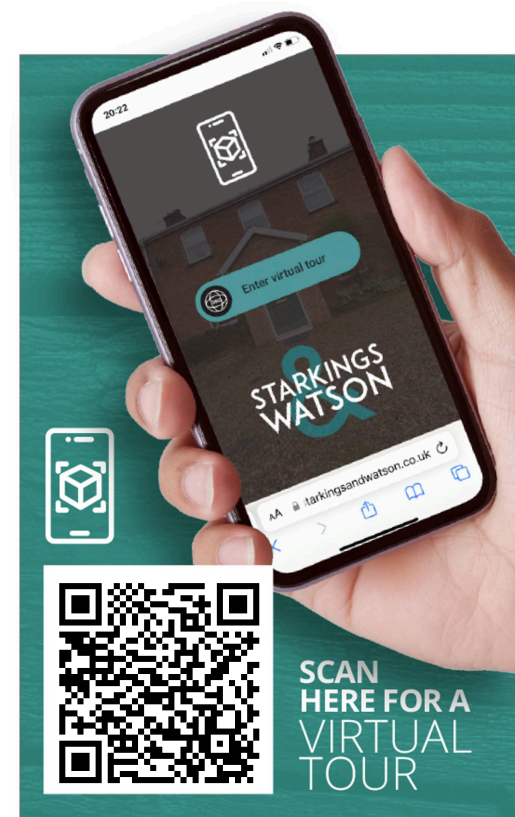
FIND US

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What3Words : ///bedroom.kingpin.optimally

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





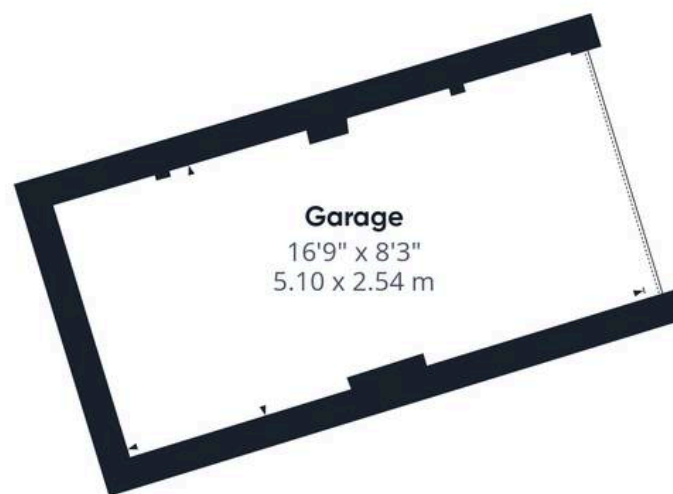
THE GREAT OUTDOORS

The well kept rear garden spans the side and rear of the bungalow and is mainly laid to lawn. There is an array of mature trees and shrubs with planting borders also. In addition there are two paved patio areas, one to the rear of the house and another to the rear of the garden providing the perfect spot for outside dining. There is also a timber storage shed.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

717 ft²
66.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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