**Maypole Meadow, Rickinghall, Diss**

Sheridans

# Maypole Meadow, Rickinghall, Diss IP22 1EU

# Guide Price £640,000

An individually designed detached home extending to approximately 2690.97 sq ft, beautifully combining generous proportions with elegant, light-filled accommodation. Traditional brick construction beneath a tiled roof with a rendered exterior, the property was comprehensively refurbished in 2012 and has since been meticulously maintained by the current owner. Benefits from no onward chain.

Occupying a discreet position in the very heart of the village, the property enjoys an enviable balance of privacy and convenience. A welcoming reception hall sets the tone for the accommodation beyond, offering a wonderful sense of space together with a useful storage cupboard. A practical utility room provides additional storage, laundry facilities and direct access outside. Undoubtedly the heart of the home is the impressive bespoke kitchen, recently fitted and thoughtfully designed for both everyday family life and entertaining. Beautifully appointed with an extensive range of fitted cabinetry complemented by elegant stone worktops, the kitchen is equipped with a double oven, electric induction hob along with integrated fridge and freezer and dishwasher. The space opens seamlessly into a generous dining and family area, creating a sociable open-plan environment bathed in natural light with French doors leading directly onto the terrace and gardens, effortlessly extending the living space outdoors.

The magnificent triple-aspect sitting room is both refined and inviting, enjoying excellent natural light throughout the day. A striking fireplace incorporating a wood-burning stove provides a wonderful focal point, while double doors open into the charming garden room, itself enjoying French doors opening to the garden. The flexibility of the accommodation is further enhanced by a generously proportioned ground floor double bedroom, served by an elegant bathroom, making the property ideally suited to multi-generational living, guests or single level living.

To the first floor, a spacious landing gives access to three further double bedrooms, each benefiting from fitted wardrobes. The principal suite enjoys the luxury of an en-suite shower room, whilst the remaining bedrooms are served by a further shower room.

Outside

Externally, the property continues to impress. Approached via a shared driveway, there is extensive gravelled parking together with a detached garage and adjoining carport and a substantial workshop to the rear. Constructed in attractive timber cladding beneath a pantile roof and complete with power and lighting. The garage and workshop are also thermally insulated and heated. This highly versatile space lends itself perfectly to a home office, gym or creative workspace.

The beautifully established wraparound gardens are undoubtedly a defining feature of the property, creating a wonderful sense of seclusion and tranquillity. Carefully landscaped with lawned areas, mature trees, specimen shrubs, colourful well-stocked borders and established hedging, they provide an idyllic setting for both family life and outdoor entertaining. Generous terraces and seating areas offer the perfect backdrop for al fresco dining whilst enjoying the privacy and peaceful surroundings afforded by this exceptional village home.

Location

Enjoying a discreet position set back from the road in the heart of the village, the property offers a peaceful setting whilst remaining within easy walking distance of an excellent range of amenities. Rickinghall is one of the area's most sought-after and well-served villages, situated close to the Norfolk–Suffolk border. Village amenities include a convenience store, two popular pubs serving food, dentist, hairdressers, sports facilities, play parks and an active village hall, together with a doctor's surgery in neighbouring Botesdale along with a highly regarded primary school. The nearby market towns of Diss and Bury St Edmunds provide a wider range of shopping, leisure and educational facilities, while Diss benefits from a mainline railway station with regular direct services to Norwich and London Liverpool Street, making the property ideally placed for both families and commuters.

Directions

When entering Rickinghall from the direction of Bury St Edmunds, continue into the village where the house will be found on the left hand side.

Services

Mains electricity, water and drainage. Air source heat pump heating supplying radiators on both floors.
Solar panels providing domestic water heating
Council Tax: Mid Suffolk Band: F
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)

- CHAIN FREE
- Versatile immaculately presented home
- Stunning kitchen/dining room
- Sitting room and garden room
- Double bedrooms
- 3 bathrooms
- Quiet cul-de-sac location
- Garage, carport and workshop
- Annexe potential (stpp)
- Mature garden

GROUND FLOOR

TOTAL AREA INCLUDING WORKSHOP, CARPORT & GARAGE 250 SQ.M

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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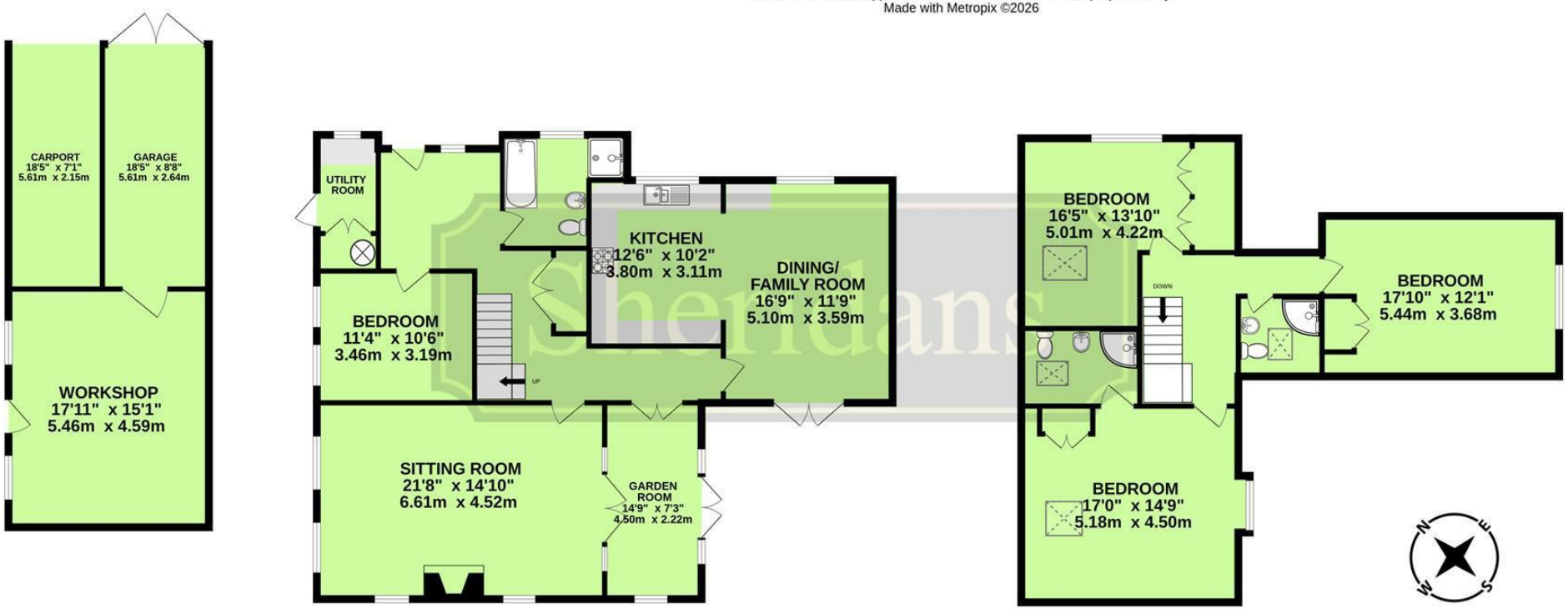


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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

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