

3 Bed Detached In Garden House Lane , Rickinghall, Diss, IP22 1EA £548,500



SHORT DESCRIPTION

Property Ref: 15363 This family home has been fully modernised throughout, using neutral shades creating a warm and stylish

home along with very recent installation of new A Rated double-glazed windows(2025). The property is nicely set back along Garden House Lane and on approach, is accessed via a 5-bar gate into a flint stone wall enclosed, private driveway. The house offers a choice of two entrances, with use of the front door that invites you into a large welcoming hallway and provides access to the kitchen diner, living room, downstairs W.C and stairs to the first floor. Alternatively, there is a side door to the right of the property that leads into a separate utility room and then into the kitchen. There is plenty of space to be enjoyed with a dual aspect living room with a cosy log burner. The open-plan kitchen diner incorporates integrated appliances including a tall fridge and separate tall freezer, dishwasher as well as a range style electric double oven, making this overall space an ideal entertaining area. This large space is perfect for hosting, with the current owners having dining seating for up to eight people and with it opening onto the conservatory makes for a great entertaining space overall. The kitchen diner leads through to a light and bright conservatory, providing more reception space and opens onto the landscaped back garden with summer house. Upstairs welcomes you with a light and airy landing, and offers two king-sized bedrooms in addition to the Master super-king sized bedroom and large ensuite shower room, including his and hers vanity sinks. Bedroom 1 and 3 house fitted wardrobes and all three have a radiator. The large, light family bathroom offers separate walk in dual power and rainfall shower, and roll top bath, together with traditional toilet and single hand basin, heated towel rail and with sink vanity units completing the bathroom. Outside, the enclosed front shingle driveway, single garage and bin stand area affords parking for 3-4 vehicles, with gated access adjacent the garage leading to the rear landscaped South-West facing garden with summer house, gravelled seating and patio areas. The joined villages of Rickinghall and Botesdale are host to a good range of local amenities: Primary School, health centre, local Co-op supermarket, Hairdresser, Coffee Shop, Chip Shop, Chinese Takeaway, and two welcoming pubs. Situated within this popular, sought-after village, the house also lies within the Hartismere catchment area. Historic Bury St Edmunds lies around 15 miles south west, and Thetford around 14 miles North-West. The market town of Diss, with mainline train station offers regular services to Norwich, Ipswich and London Liverpool Street, lies around 7 miles East. With miles of undulating quiet lanes, bridleways and off-road footpaths, all accessible from your doorstep, plus many local nature reserves and heaths within a 25 minute drive, the area is ideal for walkers, cyclists, dog and nature lovers. Property Type: Detached Full selling price: £548500 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: D measurement:1918.4 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway, Private, Off street Heating Type: Oil,Underfloor Heating,Central Chain sale Possession of the property:Self-occupied -----

3

Bed Room(s)

2

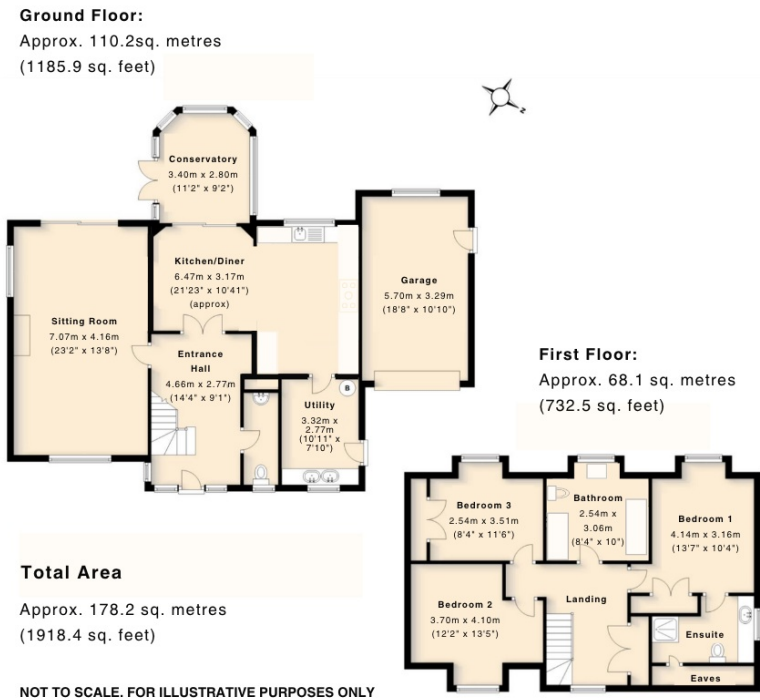
Bath Room(s)

2

Living Room(s)

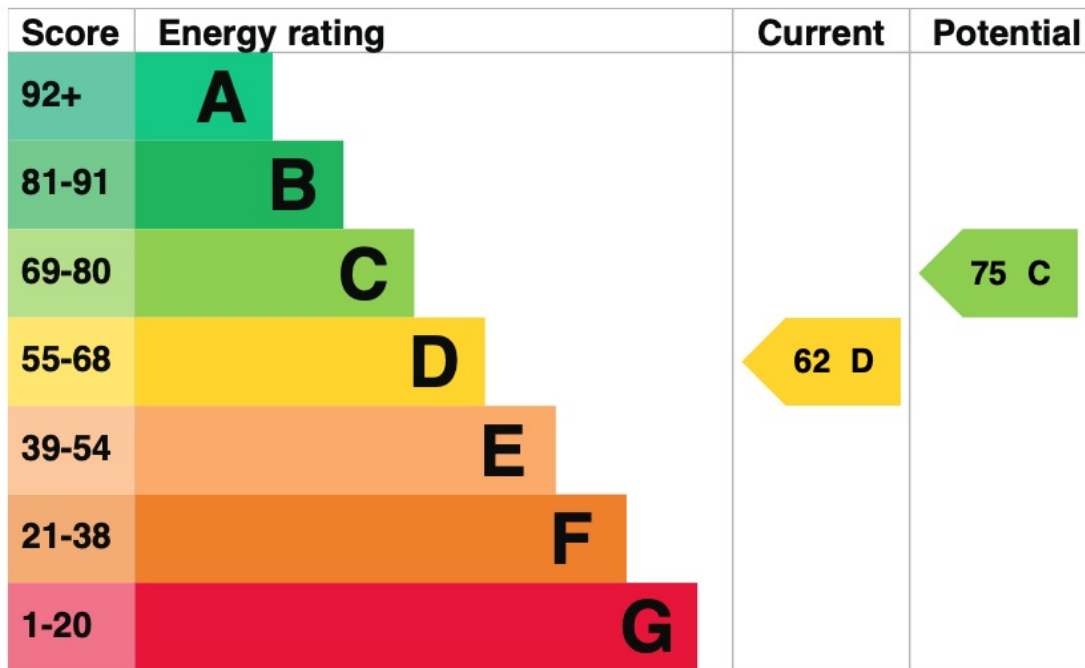
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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