



## The Street, Rickinghall, Diss, IP22 1DY

**Guide Price £325,000 - £350,000**

An individually built and situated three bedroom detached bungalow enjoying a pleasing position within the centre of the village. Presented in an excellent decorative order enjoying southerly facing rear gardens.

- Southerly facing rear gardens
- Individual position
- Short walking distance to amenities
- Approx 800 sq ft
- Well served village
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.





## Property Description

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### Situation

Found within the centre of the village, the property enjoys a pleasing and individual position set back from the road. The popular and sought after village of Rickinghall adjoins Botesdale have proved to have been desirable locations over the years within the villages having a beautiful assortment of many period and historic properties. Still retaining an excellent range of local amenities and facilities by way of having health centre, small supermarket, shops, public houses, schooling, fine church and good transport links. The historic market town of Diss is found seven miles to the east and offers a more extensive and diverse range of amenities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached bungalow having been built in the 1960s offering spacious accommodation in the regions of 800 sq ft. Being heated by an oil fired central heating boiler via radiators, with replacement sealed unit upvc double glazed windows and doors and connected to mains drainage. Over the years the property has been well maintained and cared for having just been reroofed in 2022, reinsulated loft and replaced upvc barge boards and soffits.

### Externally

The property is set back from the road upon an elevated plot with particularly good frontage. Side access leads to the rear gardens which are of a generous size being predominantly laid to lawn and enjoying a southerly aspect.

The rooms are as follows:

**ENTRANCE HALL:** Access via upvc double glazed frosted door to side, a spacious first impression with good floor to ceiling height. Six panel internal doors giving access to reception room, kitchen, three bedrooms and bathroom. Built-in storage cupboard to side. Access to loft space above.

**RECEPTION ROOM:** A bright and spacious triple aspect room found to the rear of the property having views and access onto the rear gardens via French upvc doors. Open fireplace to side with wood mantle surround and a marble hearth.

**KITCHEN:** With window and upvc door to side, the kitchen offers a good range of wall and floor units, tiled splashbacks, inset stainless steel sink with drainer, four ring electric hob with extractor above and oven below. Space for white goods. Tiled flooring. Pantry cupboard to side.

**BEDROOM ONE:** A double aspect room with bay window to front being a generous double bedroom.

**BEDROOM TWO:** With windows to the front and side aspects. A double bedroom.

**BEDROOM THREE:** Window to side aspect offering versatile use if not required as a bedroom.

**BATHROOM:** With frosted window to side, comprising a modern three piece suite in white with panelled bath and shower over, low level wc and hand wash basin. Tiled walls. Lino flooring.

**VIEWINGS:** Strictly by appointment with Whittle Parish Estate Agents, please contact a member of the sales team and our Diss office on 01379 640808.

**OUR REF:** 8281





## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

