



New Delight Road, Allwood Green, Rickingham, IP22 1LX

Guide Price £450,000

Enjoying an individual position this deceptively spacious cottage offers excellent versatile living space at ground floor level. Retaining much character and charm throughout. Further benefiting from large workshop, gated and secure off-road parking, rural views and private/enclosed gardens.

- Individual position
- Large workshop
- Immaculately presented
- Rural but yet not isolated position
- Versatile living space
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Found upon a peaceful country lane the property enjoys a private position set back from the road and within the idyllic countryside along the north Suffolk borders. The sought after villages of Rickingham and Botesdale within easy reach lying some 5 or so minutes by car to the north. Over the years Rickingham has proved to have been a desirable location still retaining an excellent range of local amenities and facilities with health centre, shops, small supermarket, public houses, schooling, fine church and good transport links. The historic market town of Diss is located some 7 miles to the east which provides more a more extensive and diverse range of amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises of a period detached cottage believed to date back some 200 years or so with pleasing colour wash rendered elevations under a pitched clay tiled roof, sealed unit upvc double glazed windows and doors whilst being heated by a modern oil fired combination boiler via radiators. In the current vendors time of occupation the property has been the subject of a significant refurbishment programme having been much extended, enhanced and upgraded with the full schedule of works including replaced roof, re-insulated, new wiring, heating and plumbing etc. Throughout the property is presented in an excellent decorative order having well proportioned rooms, good versatile living space and flooded by plenty of natural light.

Externally

The property is set back from the road having formal gardens to the front overlooking rural farmland. Secure double gates give way to the off-road parking upon a shingle driveway with good space for a number of vehicles and caravan. Formal gardens lie to the side of the property and are enclosed and private with complete privacy/seclusion within running adjacent to the large workshop, (measuring 19' 3" x 19' 1" (5.89m x 5.84m) with double doors to front, power/light connected and insulated. To the rear is an office area measuring 9' 2" x 19' 0" (2.80m x 5.80m) with kitchen area to side and shower room. Access to rear. Window to side.

The rooms are as follows

ENTRANCE PORCH: 3' 6" x 4' 5" (1.07m x 1.35m) Access via solid wood door to front, tiled flooring and secondary door giving access through to the reception room.

RECEPTION ROOM ONE: 9' 7" x 15' 3" (2.93m x 4.67m) With window to the front aspect. A particular focal point being the inglenook style fireplace and inset cast iron stove upon a brick hearth, oak bressumer beam and exposed red brickwork.

RECEPTION ROOM TWO/DINER: 10' 1" x 12' 7" (3.08m x 3.85m) With window to rear aspect. Serving well as a formal dining room and providing access through to the kitchen area...

KITCHEN/BREAKFAST ROOM: 14' 2" x 9' 0" (4.32m x 2.75m) A bright and spacious room with room double aspect with window to front and side. The kitchen area offers a good range of wall and floor cupboard space with oak work surfaces, inset stainless steel sink and space for a Range. Tiled flooring.

Additionally there is access to the loft above via a drop down ladder with part of the loft being boarded and insulated providing good additional storage.

UTILITY: 6' 8" x 9' 0" (2.04m x 2.75m) With window to the rear aspect. Stable door to side. Vaulted ceilings and oak work surface with inset sink to side and space for white goods below.

OFFICE: 7' 3" narrowing to 6'5" x 8'10" (2.23m narrowing to 1.96m x 2.71m. With window to rear. Giving versatile use and could be used as a fourth bedroom if required.

BEDROOM ONE: 20' 1" narrowing to 12'3" x 14'4" (6.13m narrowing to 3.74m x 4.38m) A most impressive and spacious master bedroom with the luxury of en-suite facilities and full length fitted storage units to side with sliding fronted doors.

EN-SUITE: 8' 7" x 3' 7" (2.62m x 1.10m) With Velux window to side. A modern matching suite with walk-in shower cubicle, wash hand basin over vanity unit, low level wc, heated towel rail. Fully tiled.

BEDROOM TWO: 10' 4" x 8' 2" (3.17m x 2.50m) With window to the front aspect. A good size double bedroom. Fireplace to side and the benefit of a deep storage cupboard.

BEDROOM THREE: 9' 5" x 6' 4" (2.89m x 1.95m) With window to front. A generous single bedroom.

BATHROOM: 5' 10" x 6' 11" (1.79m x 2.13m) A modern and replaced matching suite in white with P shaped bath, shower over, wash hand basin over vanity unit, low level wc and fully tiled.

SERVICES:

Drainage – treatment plant

Heating – oil

EPC Rating – D

Council Tax Band – C

Tenure - freehold

OUR REF: 8192



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

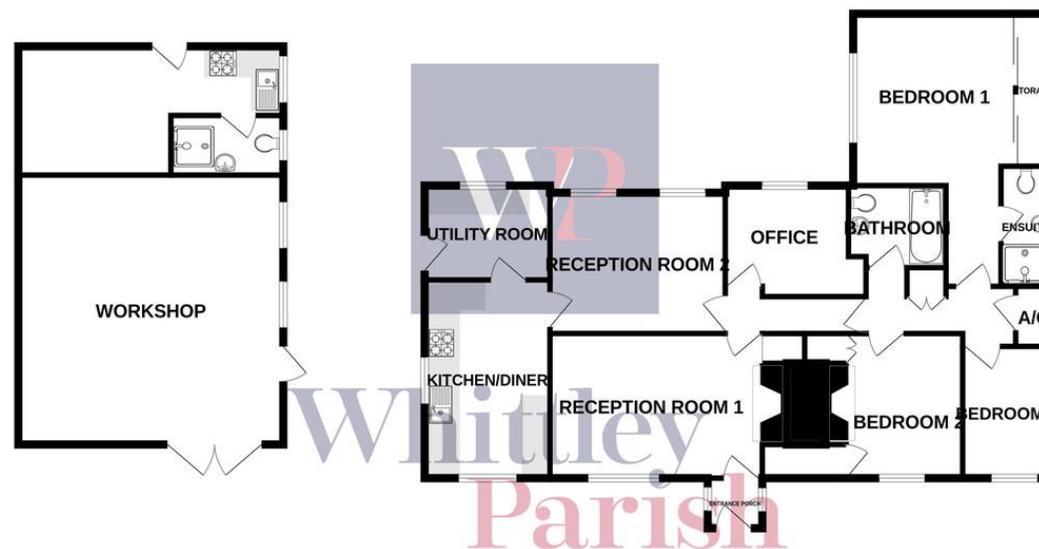
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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