



The Street, Rickinghall, Diss, Norfolk IP22 1EJ

*** OCCUPYING A MOST PLEASANT POSITION WITHIN THE DESIRABLE VILLAGE OF RICKINGHALL AND OVERLOOKING THE CHURCH IN A QUIET AND TRANQUIL SETTING TOWARDS THE OUTSKIRTS OF THE VILLAGE, THIS SPACIOUS 3 BEDROOM DETACHED COTTAGE IS PRESENTED IN AN EXCELLENT CONDITION WITH LIGHT, BRIGHT AND AIRY ACCOMMODATION * NO ONWARD CHAIN ***

£200,000

Waveney Valley. The villages have proved to be a most popular location over the years, consisting of many period and attractive properties of different ages within. The villages are renowned for having an excellent range of amenities and facilities including health centre, boutique shops, small supermarket, public house, schooling, church and good transport links. The market town of Diss is located only seven miles to the east, which provides a more extensive range of amenities and facilities including a mainline railway station with regular services connecting to London, Liverpool Street and Norwich.

This property comprises a three bedroom detached cottage believed to have been built in the early 1900's and is of clay lump construction. Over the years the current vendors have much enhanced and upgraded the property, which is now presented in an excellent condition, whilst benefiting from being flooded by plenty of natural light with generous size rooms throughout. The accommodation internally is well laid out with an impressively large kitchen/diner creating an excellent space for family living and entertaining and the main reception room is also of a good size benefiting from being a double aspect room with access via upvc double glazed French doors onto the rear patio area and gardens beyond. At first floor level there are three good size bedrooms, two of which are good size double bedrooms and the bathroom is presented in an excellent condition, being a most attractive feature.

The gardens lie to the side of the property greatly enjoying a westerly aspect taking in all of the afternoon sun and are predominately laid to lawn surrounded by attractive brick walling with a large decking area abutting the rear of the property, creating an excellent space for alfresco dining. The gardens are raised and surrounded by herbaceous plants and shrubs. Enjoying views to the front overlooking the church creating a most pleasant and tranquil setting.

The accommodation in brief comprises:

* ENTRANCE HALL * RECEPTION ROOM * KITCHEN/DINER * THREE BEDROOMS * BATHROOM * GARDENS *

The rooms are as follows:

ENTRANCE HALL: (1.44m x 2.47m) (4' 9" x 8' 1") A most pleasing first impression via a solid wood casement door. Attractive tiled flooring. Stairs to first floor. Opening through to...

RECEPTION ROOM: (3.82m x 3.48m) (12' 6" x 11' 5") A bright and spacious double aspect room with views to the front and side of the property. Pamment tiled flooring. Upvc double glazed French doors opening onto the decking area and gardens beyond. Open fireplace. Storage cupboard under the stairs. Stable door giving access through to...

KITCHEN: (3.66m x 5.47m) (12' 0" x 17' 11") An extremely large, light and bright room creating an excellent space for family living and entertaining. Views to the rear and side of the property. Stable door giving access to the side onto the gardens. The kitchen has a good space for storage cupboards with the benefit of space and plumbing for integrated appliances. Tiled flooring.

FIRST FLOOR:

LANDING: Giving access to the three bedrooms and bathroom. Storage cupboard.

BEDROOM ONE: (3.52m x 3.58m) (11' 7" x 11' 9") Aspect to rear. A good size double bedroom.

BEDROOM TWO: (3m x 3.39m) (9' 10" x 11' 1") Enjoying from being a double aspect room with views to the front and side of the property. Another good size double bedroom.

BEDROOM THREE: (2.51m narrowing to 1.56m x 2.62m narrowing to 1.7m) (8' 3" narrowing to 5' 1" x 8' 7" narrowing to 5' 7") An L-shaped room with good space for a single bed and storage units. Double aspect room with views to the front and side of the property.

BATHROOM: (3.58m x 1.93m) (11' 9" x 6' 4") Presented in an excellent condition with a beautiful roll-top bath with shower attachment, low level wc and wash hand basin. Double aspect room with views to the side and rear. Tiled flooring. Built-in storage cupboard.

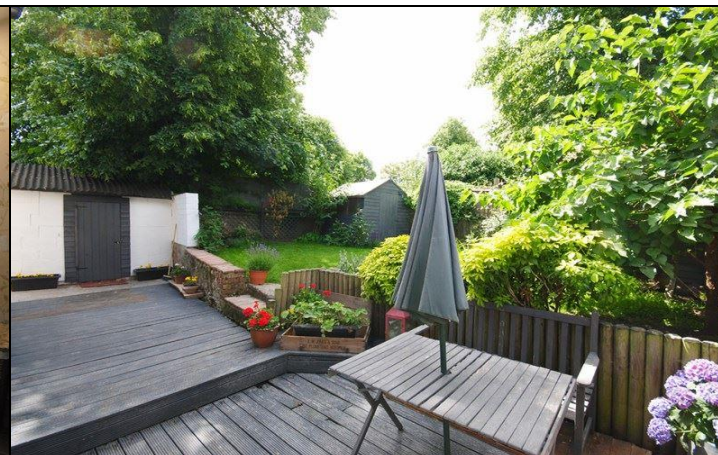
VIEWING: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at the Diss office on 01379 640808.

OUR REF: 6746

DIRECTIONS: From our Diss office proceed to the top of the hill and turn left onto Denmark Street. On reaching the roundabout at the bottom of Denmark Street take the second exit right onto Stanley Road. Turn directly left onto Lower Denmark Street and continue along this road, up the hill and into the village of Palgrave. On passing the school on the left hand side and reaching the T junction, turn right onto Lion Road. Proceed along this road until reaching the A143. Turn right onto the A143 and proceed west along the road, through the village of Wortham and turn right signposted Rickingham and Botesdale onto the B1113. Proceed along this road and where the road bends to the right turn left onto Diss Road and head into Botesdale. Continue through Botesdale, up the hill and into Rickingham. Proceed along this road for some distance and after passing the turning left to Rectory Hill, the property will be located on the left hand side (opposite the church), marked by the Estate Agents board.

Visit our website: www.whittleyparish.com





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

MORTGAGE ADVICE

We are pleased to be able to introduce you to Independent Financial Advice by introducing you to R & H Partnership. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. Call Brian on 01379 650818

R & H Partnership is authorised and regulated by the Financial Conduct Authority. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request - loans subject to status. Whittleby Parish Estate Agents is an introducer to R & H Partnership but is not authorised to give financial advice.

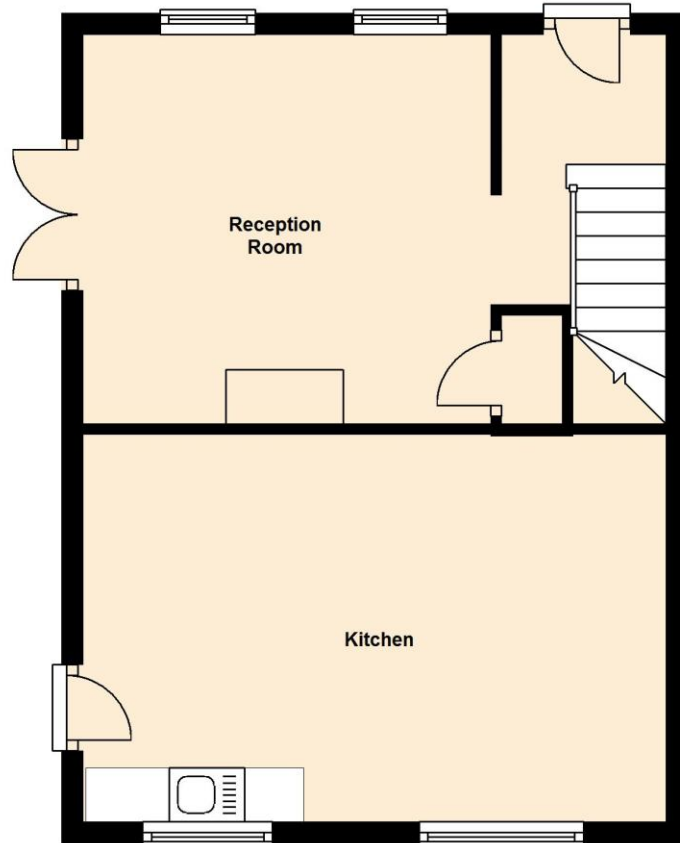
THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

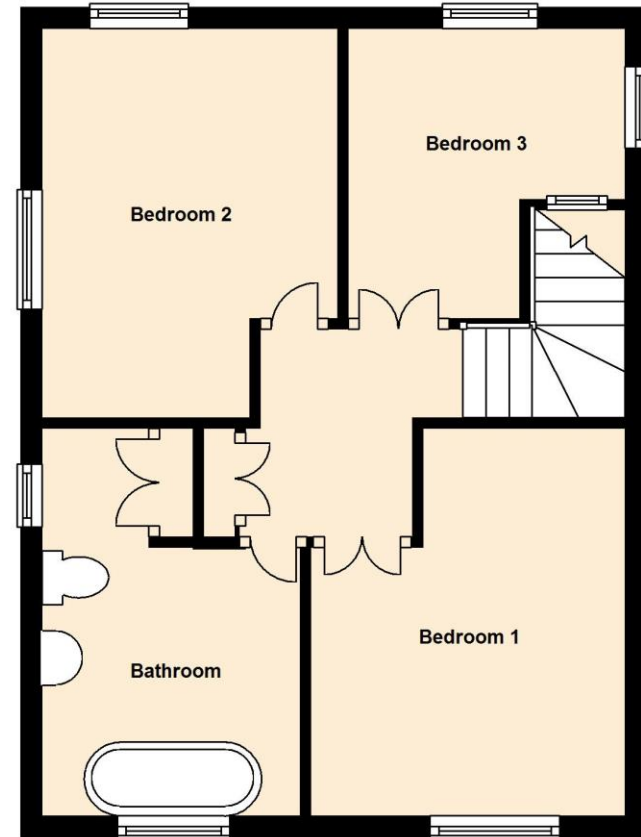
Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

Not to scale – for identification purposes only
Plan produced using The Mobile Agent.