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Contact Details

Strictly by appointment

Viewing Arrangements



Ryders Way, Rickinghall, Diss, IP22 1ER

Guide Price £260,000

Having been completely re-decorated throughout, this immaculately presented three bedroom house occupies a pleasing position backing onto rural fields and enjoying southerly facing rear gardens.

- No onward chain
- Completely re-decorated throughout
- Garage
- Freehold
- En-suite facilities
- Southerly facing rear gardens
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Occupying a pleasing position, the property is found upon a small close set back from the road and within the popular residential development known as Ryders Way. The sought after villages of Rickinghall and Botesdale have proved to have been desirable locations over the years consisting of a beautiful assortment of many period and historic properties. The villages still retain an excellent range of local amenities and facilities including health centre, boutique shops, supermarket, public houses, schooling, fine church and good transport links., The nearby market town of Diss is found 7 miles to the east which offers an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached house having been built in the mid 1990's and of traditional brick and block cavity wall construction under a pitched tiled roof and with sealed unit upvc double glazed windows and doors whilst being heated by an electric boiler via radiators. Internally the property is presented in a most excellent decorative order, a full schedule of works have been undertaken by way of being re-painted, re-carpeted and with the luxury of a new kitchen.

Externally

There is good off-road parking for a number of vehicles upon a hard standing tarmac driveway leading up to the house and attached garage, (with up and over door to front, power/light connected, personnel door to side giving access through to rear gardens, storage space within eaves). The main gardens are found to the rear with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining and enjoying a southerly aspect creating a real sun trap. Steps lead up to the main area of garden being predominantly laid to lawn and enclosed by concrete posts and panel fencing. Gardens back onto rural fields giving a pleasing backdrop.

The rooms are as follows

ENTRANCE HALL: 6' 8" x 4' 1" (2.03m x 1.24m) Access via an upvc double glazed frosted door to front, good space for shoes and coats, stairs rising to first floor level and access through to reception room one.

RECEPTION ROOM ONE: 13' 10" x 12' 0" (4.22m x 3.66m) With window to the front aspect being a light, bright and airy room, feature fireplace to side with wood mantle surround and marble hearth. Double doors connecting through to reception room two. Under stairs storage cupboard to side.

RECEPTION ROOM TWO: 10' 4" x 7' 8" (3.15m x 2.34m) Serving well as a formal dining room and with French upvc doors giving access and views onto the rear gardens. Secondary door to side giving access through to the kitchen.

KITCHEN: 10' 4" x 7' 8" (3.15m x 2.34m) Having just been re-fitted the kitchen offers an excellent range of wall and floor unit cupboard space, work surfaces over and space for white goods etc. Fitted four ring electric hob, oven below.

FIRST FLOOR LEVEL: LANDING: Giving access to the bedrooms and bathroom. Access to loft space above. Built-in airing cupboard to side housing the hot water cylinder.

BEDROOM ONE: 11' 5" x 8' 8" (3.48m x 2.64m) Enjoying from being found to the rear of the property having views over the rear gardens and fields beyond. Fitted storage units to side. Luxury of en-suite facility.

EN-SUITE: 2' 8" x 7' 8" (0.81m x 2.34m) Frosted window to side comprising of a tiled shower cubicle, low level wc and wash hand basin.

BEDROOM TWO: 9' 10" x 8' 9" (3m x 2.67m) Found to the front of the property and being a double bedroom.

BEDROOM THREE: 7' 8" x 6' 4" (2.34m x 1.93m) A single bedroom enjoying a southerly aspect and with rural views to rear.

BATHROOM: 5' 8" x 6' 4" (1.73m x 1.93m) Three piece suite with panel bath, low level wc and wash hand basin.

SERVICES

Drainage - Mains

Heating type - Electric boiler via water fed radiators

EPC - rating - D

Council Tax Band - C

Tenure - Freehold

OUR REF: 8356

