



Basil Brown Close, Rickinghall, Diss, IP22 1EX

Guide Price £250,000 - £260,000

Located in the popular village of Rickinghall this three bedroom semi detached home with garage and off road parking is available with the added benefit of no onward chain.

- Three bedrooms
- Open plan lounge diner
- En suite to master
- Off Road Parking & garage
- Far reaching field views
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Occupying a pleasing position, the property is found upon a small spur close set back from the road and within the popular residential development known as Ryders Way. The sought after villages of Rickingham and Botesdale have proved to have been desirable locations over the years consisting of a beautiful assortment of many period and attractive properties over different ages. The villages still retain an excellent range of local amenities and facilities including health centre, boutique shops, supermarket, public houses, schooling, 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 along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi detached house built in the mid 1990s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, with the benefit of replacement sealed unit upvc double glazed windows and doors. The ground floor has an open plan lounge diner with dual aspect light which creates a bright and airy space. From the dining room you gain access into the kitchen, the kitchen is fitted with modern high gloss cream colour units and comes with an integrated hob and eye level oven and grill. Upstairs you find a wet room, two double bedrooms and one single, the master bedroom also comes with the added benefit of an en suite. One of the key features of this home is the far reaching and most enjoyable field views you have to the rear, these can be appreciated from any of the rooms located to the rear of the house and in the garden,

Externally

The property is accessed via a hardstanding driveway which is found to the side of the property, this provides off-road parking for multiple vehicles and leads to the single garage. The main gardens are found to the rear of the property being predominantly laid to lawn and enclosed by panel fencing.

ENTRANCE HALL: Entry via upvc double glazed door, radiator, double glazed window to side aspect, stairs rising to first floor, wall mounted thermostat control, vinyl flooring, door to:

LOUNGE: Vinyl flooring. Radiator. Double glazed window to front aspect. Storage cupboard. Archway into ...

DINING ROOM: Vinyl flooring. Radiator. Large double glazed window to the rear aspect with pleasant field views. Archway into ...

KITCHEN: Vinyl flooring. Iron base level units with work surfaces over. Inset stainless steel sink with drainer. Tiled walls. Integral ceramic hob. Space for appliances. Double glazed window to rear aspect again providing enjoyable field views. Double glazed door to the garden.

FIRST FLOOR: LANDING: Airing cupboard.

BEDROOM ONE: Radiator. Double glazed window to rear aspect with far reaching field views. Fitted wardrobes and overhead storage units. Door to...

EN-SUITE: Tiled floor and walls. Low level wc, wash hand basin with mixer tap over. Heated towel rail. Enclosed shower cubicle with electric shower.

BEDROOM TWO: Radiator. Double glazed window to front aspect.

BEDROOM THREE: Radiator. Double glazed window to rear aspect. Again enjoying field views.

WET ROOM: Partially tiled walls. Opaque double glazed window to front aspect. Wash hand basin with taps over. Extractor. Radiator.

OUR REF: 8234



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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.

