

Rickinghall Road | Hinderclay | IP22 1HN

Guide Price £450,000

twgaze

Rickinghall Road | Hinderclay | IP22 1HN
Guide Price £450,000

The stylish kitchen flows seamlessly into a gorgeous garden/dining room, creating a perfect space for both cooking and entertaining. There are also two additional reception rooms, including a study, as well as a spacious utility room and a cloakroom. The beautifully landscaped gardens, with their mature planting, provide an ideal setting for outdoor relaxation and enjoyment.

- Inviting and cozy sitting room
- Perfect home office space
- Convenient cloakroom and utility room
- Well kept gardens
- Delightful village location
- Spacious open-plan kitchen and family area
- Three generous bedrooms with a family bathroom
- Beautifully maintained, charming, attached home
- Stunning views of the village church

Location

Hinderclay is a quiet village on the outskirts of the nearby villages of Botesdale and Rickinghall which provide excellent day-to-day amenities. There are excellent local primary schools and the highly regarded Academy rated Hartismere High School at Eye provides schooling to sixth form level. For the commuter, the bustling market town of Diss with its mainline rail station is just 7 miles away with a journey to London Liverpool Street of 90 minutes. The fine old town of Bury St Edmunds is 14 miles and the coast around Southwold and Aldeburgh around 36 miles.





















Property

Originally built in 1873 as part of the village's primary school, Well House blends historical charm with spacious, period-style rooms. A welcoming porch leads you directly into the bright, modern kitchen and dining area. The kitchen is open and airy, featuring contemporary finishes, while the open plan dining /family room offers a great sociable setting for gatherings. Adjacent to the kitchen is a useful utility space with additional storage. A door leads to the downstairs cloakroom. The sitting room, is bright and airy, with views over the front gardens. Off the sitting room, you will fnd the study, which benefits from dual aspect windows and retains its original door to the home. Upstairs, the landing gives way to three well proportioned bedrooms, two of which are capable of comfortably fitting double beds. Two of the bedrooms also feature useful built-in wardrobes, with the larger bedroom looking out over the rear garden and the smaller one at the front of the house. The family bathroom is also located on this floor, with modern tiling and flooring which have all been recently upgraded. Additional storage is provided by a spacious airing cupboard. For those seeking extra space, the attic room, located in the roof pitch, offers a versatile area with Velux windows, power outlets, and lighting.

Outside

The front garden features a mix of shrubs and a well-kept lawn and, as its name would suggest, features a historic well. A recently enlarged shingle driveway leads to a single garage equipped with
an electric roller door. Generous parking and space for turning ensure convenience and ease of access.

Services: Mains water, drainage and electricity are connected. Oil Fired Boiler.

How to get there: What3words: ///clubbing.shortage.ripen

Viewing: By appointment with TW Gaze.

Council Tax band: D

Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

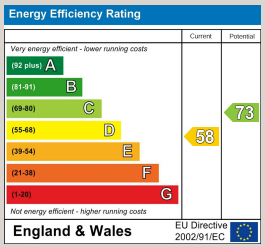
Ref: 2/19754/KH











10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk