



HILLSIDE HOUSE

RECTORY HILL, RICKINGHALL SUPERIOR, DISS, IP22 1EH



An outstanding and immaculately presented detached home, built in 2020 by renowned builders Burgess Homes. The property was bought from new by the current vendors and they have upgraded it further by beautifully landscaping the garden and decorating throughout.

The property is an imposing and elegant detached house. It was constructed by renowned local developers, Burgess Homes in 2020 and is one of just five on an exclusive development in an elevated position on the edge of the highly sought-after village of Rickingham.

The front door opens to a spacious and impressive reception hall with galleried landing above. Detail such as the oak staircase with glass balustrading sets it apart. There is an excellent double aspect sitting room with French doors to the garden and a feature open fireplace with woodburning stove. There is a further reception room to the front which the vendors currently use as a study. At the rear of the house is an outstanding open plan kitchen/dining room with the dining area being vaulted. It is an impressive space with the kitchen being comprehensively fitted with an attractive range of Shaker style wall and base units and Quartz worksurfaces. There is a range of integrated appliances.

Off the kitchen is a spacious utility room with a continuation of the units. A door leads to the drive. A cloakroom completes the ground floor. Stairs rise to the superb galleried landing with the principal bedroom suite being to the rear. It has an inbuilt wardrobe and a luxury ensuite shower room. There are three further double bedrooms and well-appointed family bathroom.

The property is accessed off Hillside Meadow via a block-paved driveway offering parking for several cars in front of the spacious double garage. There is an area of front garden which is laid to lawn with a number of borders interspersed and a gate to the road. The rear garden is a real delight having been superbly landscaped by the current vendors. There is a wide array of established planting together with two pergolas and a kitchen garden area. The vendors have created a paved terrace and deck terrace for alfresco entertaining and positioned them to maximise the sun.









LOCATION

Rickinghall is a popular and sought after village with a primary school. It has excellent additional amenities including a Co-op supermarket, pubs, fish & chip shop, Chinese restaurant and 2 Hairdressers as well as a GP surgery including pharmacy. Nearby Diss is around 6 miles to the north and offers excellent amenities including schools, health and sports facilities, regular bus service and main line train services to Norwich and London Liverpool Street.

SERVICES

Air source heat pump, underfloor heating to the ground floor with radiators to the first floor. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.







FLOOR PLAN



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com

