



# OAKWOOD

WEST HALL ROAD, RICKINGHALL, DISS, IP22 1LY



## A Stunning Rural Retreat: Modern Three-Bedroom Detached Bungalow in just over half an acre (STMS).

Set in a picturesque rural location, this beautifully presented three-bedroom detached bungalow occupies a generous plot of just over half an acre (STMS). Designed with both comfort and style in mind, the property offers thoughtfully laid-out accommodation, with potential to extend further, subject to necessary planning consent.

Entering the home, you are welcomed into a spacious entrance hall featuring elegant wooden flooring and built-in double storage cupboards. From here, doors lead to the bedrooms, bathroom, kitchen, and a light and airy sitting room. The sitting room is a particular highlight, with double doors opening onto the rear terrace and a striking red-brick fireplace housing a wood-burning stove, creating a warm and inviting focal point. The kitchen offers a range of wall and floor-mounted units with ample work surfaces, an inset 1½ bowl sink with drainer, a four-ring electric hob with oven beneath, and space and plumbing for a washing machine.

From the kitchen, a door leads to the garden room – a glazed, brick-based construction with underfloor

heating and double doors opening to the garden, perfect for enjoying the surrounding countryside.

All three bedrooms benefit from built-in double wardrobes, and the family bathroom is fitted with a wash hand basin, low-level WC and a bath with an overhead mains shower and shower screen. A fully boarded loft space with a Velux window offers further potential for conversion, subject to planning consent.

Approached via a gravel driveway providing ample parking, the property boasts a side and rear terrace, expansive lawn, summer house, shed, raised vegetable beds, and mature hedging and trees, all adjoining open countryside – creating a private and tranquil outdoor space.

This exceptional home combines modern living with rural charm, offering both flexibility and space in a truly idyllic setting.



3



1



1



0.53  
Acres



10.4  
Miles



EPC







## FLOOR PLAN

GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan construction, measurements of doors, windows, rooms and other areas, all approximations and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Perspective is not shown. The services, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Read with care page 10/20

## LOCATION

Rickingham is a popular and sought after village. It has excellent facilities including a Co-op supermarket, pubs, fish & chip shop, Chinese restaurant and 2 Hairdressers as well as a GP surgery and schooling. 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

Oil fired central heating. Mains electricity and water with drainage via a private treatment plant (Klargester). (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 C

## ENERGY PERFORMANCE

TBC

## AGENT'S NOTE

The driveway is owned by Woodview with Oakwood having access over it.

## VIEWING

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

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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

Tel : 01379 642233

Email : [diss@durrants.com](mailto:diss@durrants.com)

