



Willow Cottage

The Street | Rickingham | IP22 1EG

Price Guide £450,000

twgaze

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1EG

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A deceptively spacious and recently modernised two/three bedroom detached chalet-style home, quietly positioned close to the centre of Rickingham. Offering flexible accommodation, a high specification kitchen and contemporary bathrooms, together with private gardens, off-road parking and a detached garage, the property is ideally suited for immediate occupation.

- Detached chalet-style home
  - Two/three bedrooms
  - Tucked away position close to village centre
  - Sun room overlooking the garden
  - Attractive, private rear gardens
  - Open plan dining room into sitting room
  - High specification kitchen and bathrooms
  - Detached garage/workshop with power Off-road parking
  - Popular and well-served village location
- **\*\*NO ONWARD CHAIN\*\***

## Location

Rickingham, together with the adjoining village of Botesdale, is a highly regarded and well-served location, offering a strong sense of community alongside a wide range of everyday amenities. These include a primary school, doctors' surgery, dentist, local supermarket, post office, public houses and takeaways. The area is particularly popular for its balance of village charm and convenience.





### The Property

Tucked away off the main street within the heart of the village, this deceptively spacious and recently modernised two/three bedroom detached chalet-style home offers well-balanced and versatile accommodation throughout. Upon entering, a welcoming entrance hall provides access to a cloakroom and a versatile study/bedroom three. The kitchen/breakfast room has been recently re-fitted to a high specification, offering a contemporary and functional space, complemented by a separate utility room.

The dining room opens through to the sitting room, creating a sociable layout ideal for modern living, with the added benefit of a bright sun room enjoying views over the garden.

To the first floor are two generous double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room. The family bathroom has also been recently upgraded, with both bath and en-suite finished to a high standard with contemporary fittings.

Overall, the property offers a flexible layout suited to a variety of buyers, with the added benefit of being ready for immediate occupation following its recent improvements.

### Outside

The property is approached via a shared gravel driveway, providing off-road parking and access to a detached garage, currently configured as a workshop with power and lighting connected, and further enhanced by a secondary roller door for additional security. The gardens have been thoughtfully arranged to create an attractive and usable outdoor space, with a generous paved terrace providing an ideal setting for al fresco dining and entertaining. This flows seamlessly onto well-maintained lawns, enjoying a good degree of privacy and offering a pleasant backdrop to the property.

Services Mains electricity and water. Oil fired central heating. Drainage via private system

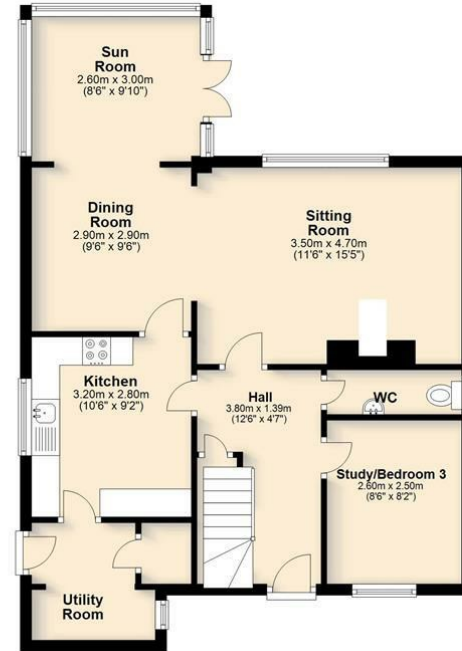
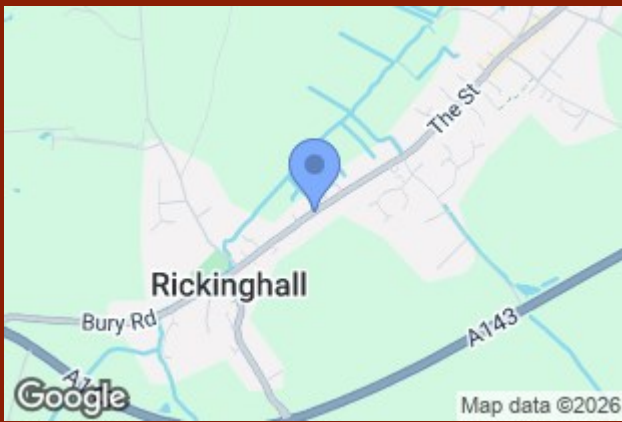
How to get there: [What3words:///ballpoint.distilled.provider](https://www.what3words.com////ballpoint.distilled.provider)

Viewing: Strictly by appointment with TW Gaze.

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: 2/20145/KH



**First Floor**  
Approx. 40.9 sq. metres (440.5 sq. feet)

Total area: approx. 107.2 sq. metres (1153.6 sq. feet)

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