



Bells Corner | Hinderclay | IP22 1HW
Price Guide £450,000

twgaze

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4 bedroom family home offering excellent outside space, with large rear garden, timber summerhouse and field views beyond the boundary. Attractive Orangery to rear. Kitchen opening into dining room. Non-estate position. Rural village just a couple of miles from Rickinghall. Early viewing recommended!

- Family home set in rural Suffolk village
- Mainly lawn, with potential growing space
- Sheltered pergola with hot tub
- Attractive Orangery overlooking the garden
- Garage divided into two sections
- Generous, long garden
- Timber summerhouse with power
- 4 bedrooms (three of which are on the first floor)
- Plenty of driveway space

Location

The house is found in a non-estate position within the rural Mid-Suffolk village of Hinderclay. The village has a lovely countryside feel and offers a good number of field and fenland walks close by. The neighbouring villages of Redgrave, Botesdale and Rickinghall also have appeal. Redgrave is well known for its nature reserve and lowland fen, which again is an excellent place for walking and to enjoy the local wildlife. The town of Diss is a short drive from the house and offers all the facilities you might expect from a local market town, which included primary and secondary schooling, shops, supermarkets, local businesses and various transport links, including a mainline railway station, connecting Norwich, Ipswich, Colchester and London Liverpool Street.





The Property

The Shawe is a comfortable link-detached property offering family sized accommodation. Upon entering into a welcoming and spacious entrance hallway, doors lead to a useful downstairs cloakroom, along with the front living room, ground floor bedroom (4th bedroom) and dining area, which conveniently opens through to a nicely proportioned fitted kitchen with plenty of workspace, fitted oven, hob and space for a dishwasher. A glazed door from the kitchen opens through to an attractive Orangery with sky lights, which the sellers have added, and this room also has lovely views across the garden. The stairwell and landing has a good sense of space and height and has doors leading to all three double bedrooms, as well as a generous size bathroom which has a separate shower cubicle.

Outside

The property is approached via a hardstanding driveway providing off-road parking for several vehicles, with an adjoining area of lawn. Gated side access leads through to the generous rear garden, which is predominantly laid to lawn and extends away from the house, with established hedging along either side providing a good degree of privacy. Beyond the garden are pleasant views across the adjoining countryside, adding to the overall appeal of the setting. The garden offers plenty of scope for keen gardeners, with space for vegetable growing, alongside ample room for children to play and general recreation. A greenhouse and timber summerhouse, complete with power and lighting, provide useful additions. Closer to the house is a decking area, providing a pleasant space for outdoor seating and entertaining, together with a hot tub sheltered beneath a covered pergola, creating an inviting spot to relax and enjoy the garden. A timber garden store provides useful storage, whilst a patio leads to a personal door into the single garage, which has been divided into two separate sections, offering flexibility for storage and other uses.

Services: Mains electricity, water and drainage are connected. Oil fired central heating.

How to get there: W3Ws: differ.submerged.locals

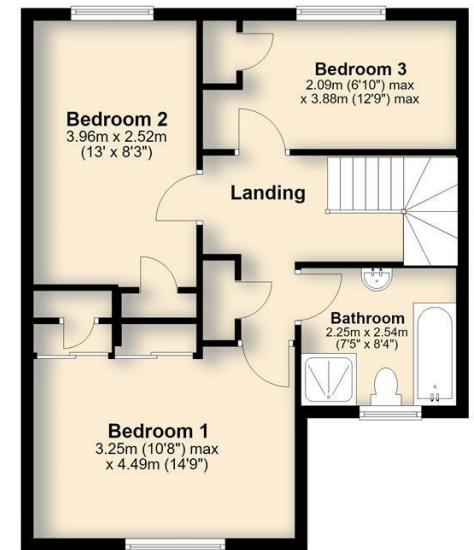
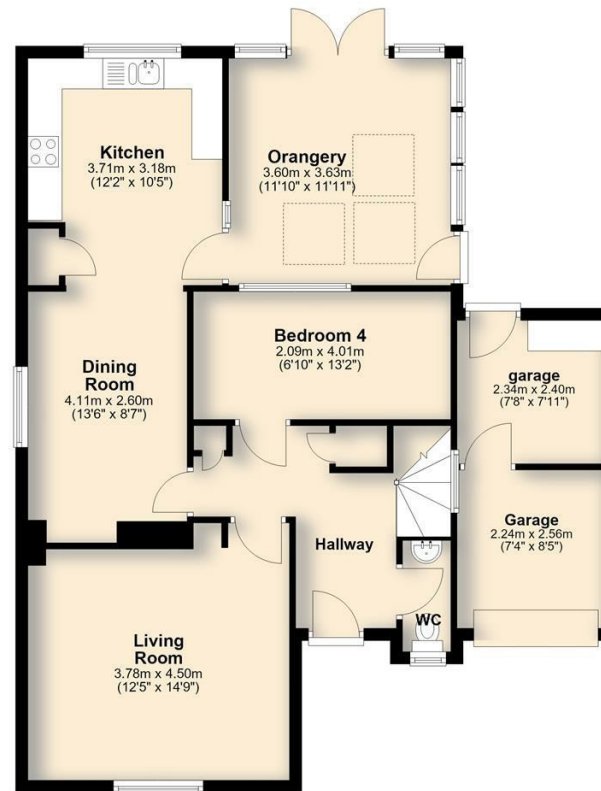
Viewings: By appointment with TW Gaze

Freehold

Council Tax: D

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: 2/20374



Total area: approx. 142.8 sq. metres (1537.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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