



2 Church Meadow, Rickinghall

Diss



Minors & Brady

2 Church Meadow

Rickingham, Diss

This lovely family home has a charming cottage feel and sits on a corner plot in a quiet, village-like spot. The ground floor is welcoming, with a cosy sitting room featuring a working fireplace and doors out to the garden, plus a dining room with a front-facing window. The kitchen has plenty of storage and work surfaces, alongside a handy utility room and cloakroom. Upstairs, there are three bedrooms, including a spacious master with built-in storage, a second double, and a smaller third bedroom. The family bathroom has a bath with shower, basin, and wc. Outside, there's a large front lawn, a side garden with a brick-built shed, and a rear garden with parking, a single garage, a lawn, and a paved patio for relaxing outdoors. The home also benefits from solar panels and full fibre broadband, making it eco-friendly and well-connected. Overall, it's a practical, comfortable, and spacious home with countryside charm and plenty of room to make your own.

- Charming family home with cottage-style character
- Situated on a desirable corner plot in a quiet, village-like location
- Spacious sitting room with working fireplace and garden access
- Separate dining room, perfect for family gatherings
- Well-equipped kitchen with ample storage and work surfaces
- Utility room and cloakroom for practical family living
- Three bedrooms upstairs, including a master with built-in storage
- Family bathroom with bath, basin and wc
- Large front and rear gardens, side garden and single garage with parking
- Solar panels and full fibre broadband for eco-friendly, modern living





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Rickingham, Diss

The Location

Church Meadow is located in the heart of the sought-after Suffolk village of Rickingshall, a well-connected rural community with an impressive range of local amenities. Just a short walk away are two popular pub/restaurants, a pair of takeaway outlets, and a Co-op Local supermarket providing for everyday needs.

The village also offers St Botolph's Primary School, a health centre, sports facilities, and play areas, making it an excellent choice for families. Rickingshall lies within the catchment area for the highly regarded Hartismere High School, consistently rated among Suffolk's best-performing secondary schools.

The nearby market town of Diss (around six miles away) offers a wider range of shops, supermarkets, leisure options, and professional services, along with a mainline railway station providing regular direct services to London Liverpool Street and Norwich.

For an even broader selection of amenities, the historic town of Bury St Edmunds is approximately 15 miles to the west, featuring extensive shopping, cultural attractions, and convenient access to the A14, linking to Cambridge, the M11, and routes towards London and the Midlands.



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Church Meadow, Rickingham

A lovely, practical family home with a charming cottage feel, set on a corner plot in a quiet, village-like spot. On the ground floor there's a welcoming hall, a comfortable sitting room with a working fireplace and doors out to the rear garden, and a dining room with a front-facing window.

The kitchen is well-equipped with plenty of storage and work surfaces, and there's a handy utility room and cloakroom. The home benefits from solar panels and full fibre broadband, adding eco-friendly and modern connectivity touches.

Upstairs, there are three bedrooms, including a good-sized master with built-in storage, a second double bedroom, and a smaller third bedroom. The bathroom includes a bath with shower, basin, and wc. While the home is comfortable and spacious, it could benefit from some modernisation in areas to suit contemporary living.

Outside, the property boasts a large frontage of lawn with some shrubs and a path to the front door, giving it a welcoming presence. A side garden and brick-built shed offer extra storage, and at the rear, a good-sized garden features a concrete area for parking leading to a single garage, plus a modest lawn and paved patio, perfect for relaxing or enjoying the outdoors. The property has a pedestrian right of way across the front garden.



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This is a straightforward, comfortable home with plenty of space, a touch of countryside charm, practical living for everyday family life, and room for a modern update, now with the benefits of full fibre broadband and a desirable corner plot.

Agents Note

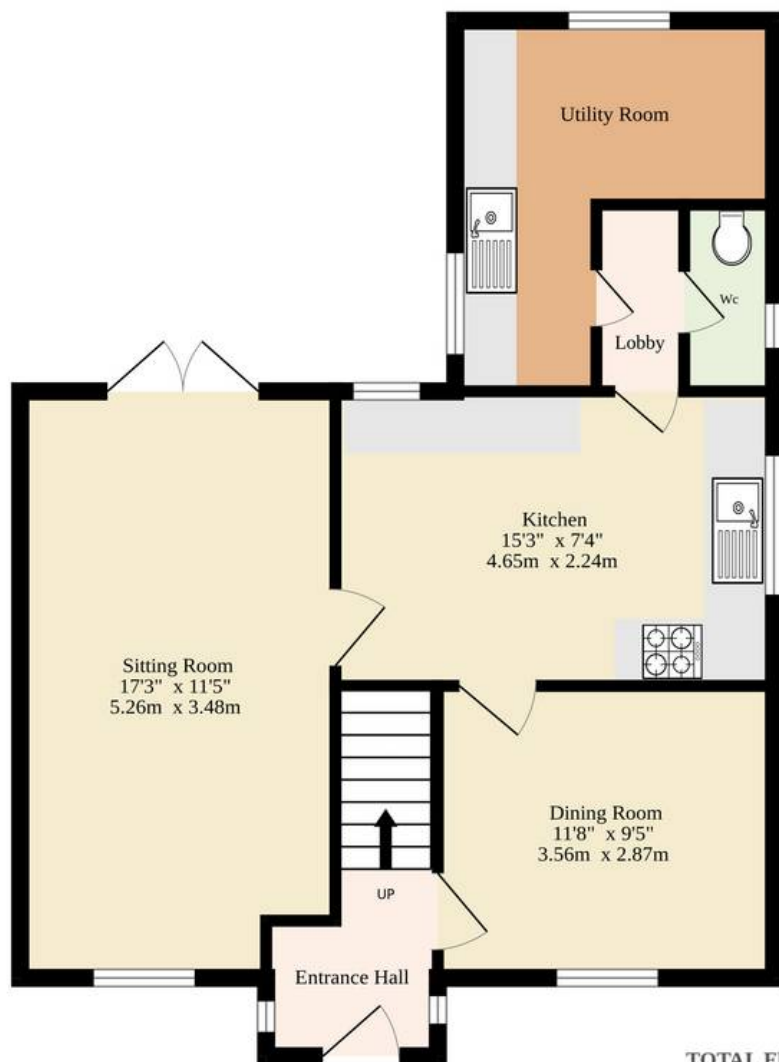
Sold Freehold

Connected to all mains services.

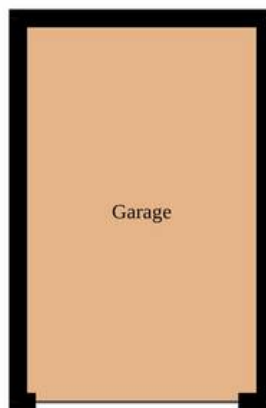
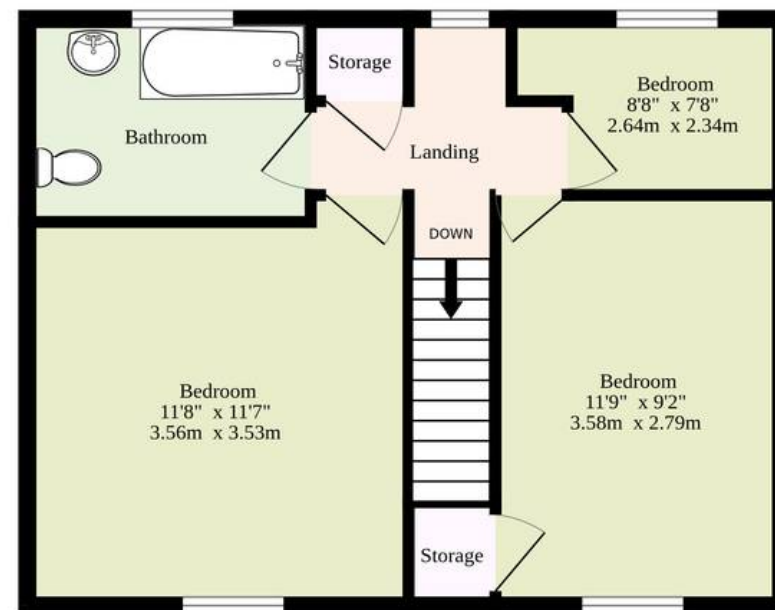


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Ground Floor
525 sq.ft. (48.8 sq.m.) approx.



1st Floor
431 sq.ft. (40.0 sq.m.) approx.



Excluding Garage

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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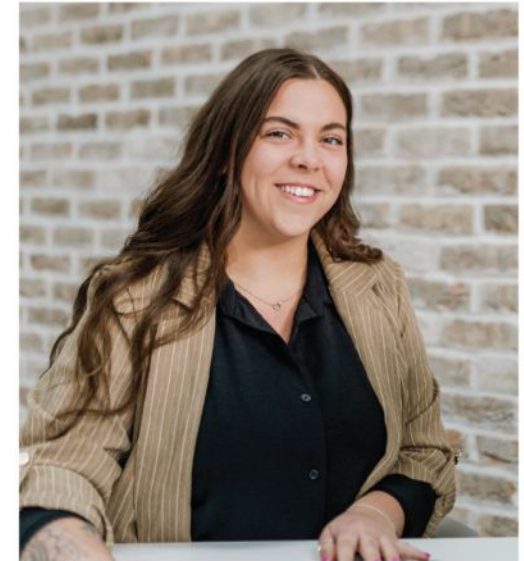
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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