



30 Ryders Way, Rickinghall

Diss



Minors & Brady

Lovingly maintained and thoughtfully improved, this welcoming semi-detached home enjoys a peaceful position at the end of Ryders Way in the desirable village of Rickingham. Immaculately presented throughout, it offers a move-in-ready interior that immediately feels warm and inviting. The ground floor benefits from an easy, open flow between the sitting room, dining area and updated kitchen, creating a sociable living environment. A freestanding pedestal log burner adds character, while patio doors enhance the connection to the garden and natural light. Upstairs, three comfortable bedrooms, including a principal room with en-suite, provide well-balanced accommodation for families or first-time buyers. Outside, the enclosed rear garden offers privacy and space to unwind, complemented by driveway parking and an attached garage. Highlights include the quiet cul-de-sac setting, neutral modern kitchen, en-suite to the main bedroom, generous garden, and the evident care shown throughout, all combining to create a truly welcoming home.

- Quietly positioned at the end of a peaceful cul-de-sac within a popular and well-served Suffolk village
- Three well-proportioned first-floor bedrooms offering comfortable and practical accommodation
- Principal bedroom enhanced by its own private en-suite facility
- Separate family bathroom thoughtfully arranged for everyday convenience
- Naturally flowing ground floor layout designed to connect living and dining spaces
- Freestanding pedestal-style log burner adding warmth, charm and a welcoming focal point
- Modernised kitchen finished in neutral tones with complementary wood-effect work surfaces
- Patio doors from the dining area creating a seamless link to the garden





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The Location

Ryders Way is located in the heart of the sought-after Suffolk village of Rickinghall, 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. Rickinghall lies within the catchment area for the highly regarded Hartismere 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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Tucked away at the end of Ryders Way in the highly regarded Suffolk village of Rickingham, this three-bedroom semi-detached home offers a peaceful cul-de-sac setting combined with a layout perfectly suited to modern family life.

Beautifully maintained and immaculately presented throughout, the care and attention invested by the current owners is immediately evident, creating a home that is ready to move straight into. The vendors are highly motivated, presenting an excellent opportunity for first-time buyers or those seeking a well-kept village property.

The ground floor has been thoughtfully arranged to provide an open-flow feel while still retaining clearly defined living areas. A welcoming entrance hall leads into the main sitting room positioned at the front of the property, where a freestanding pedestal-style log burner creates an attractive focal point and a cosy atmosphere. From here, the layout gently unfolds through to the dining room, enhancing the sense of connection between spaces and making it ideal for both everyday living and entertaining.

The dining area enjoys patio doors that open directly onto the rear garden, allowing natural light to pour in and offering an easy transition to outdoor dining during the warmer months.



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Adjacent, the kitchen has been updated in a timeless, neutral finish, featuring modern units paired with wood-effect worktops for a warm yet contemporary feel. Its practical design works seamlessly with the dining space, reinforcing the almost open-plan nature of the ground floor while maintaining functionality.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, including a main bedroom benefitting from its own en-suite facility. A separate family bathroom serves the remaining rooms, offering convenience for busy households. The overall presentation upstairs mirrors that of the ground floor — clean, fresh and clearly well cared for.

Externally, the property continues to impress. A driveway to the side provides off-road parking and leads to an attached garage, offering additional storage or workshop potential. To the rear, the enclosed garden is mainly laid to lawn and enjoys a good degree of privacy, creating a safe and pleasant environment for children, pets or quiet relaxation.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage.





Including Garage

TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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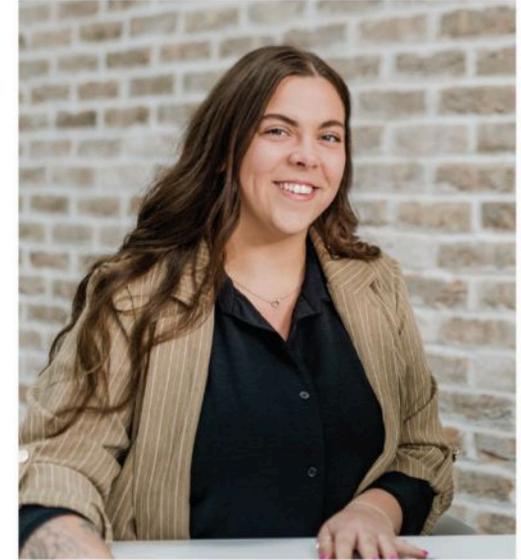
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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