



53 Wheatfields, Rickinghall

Diss



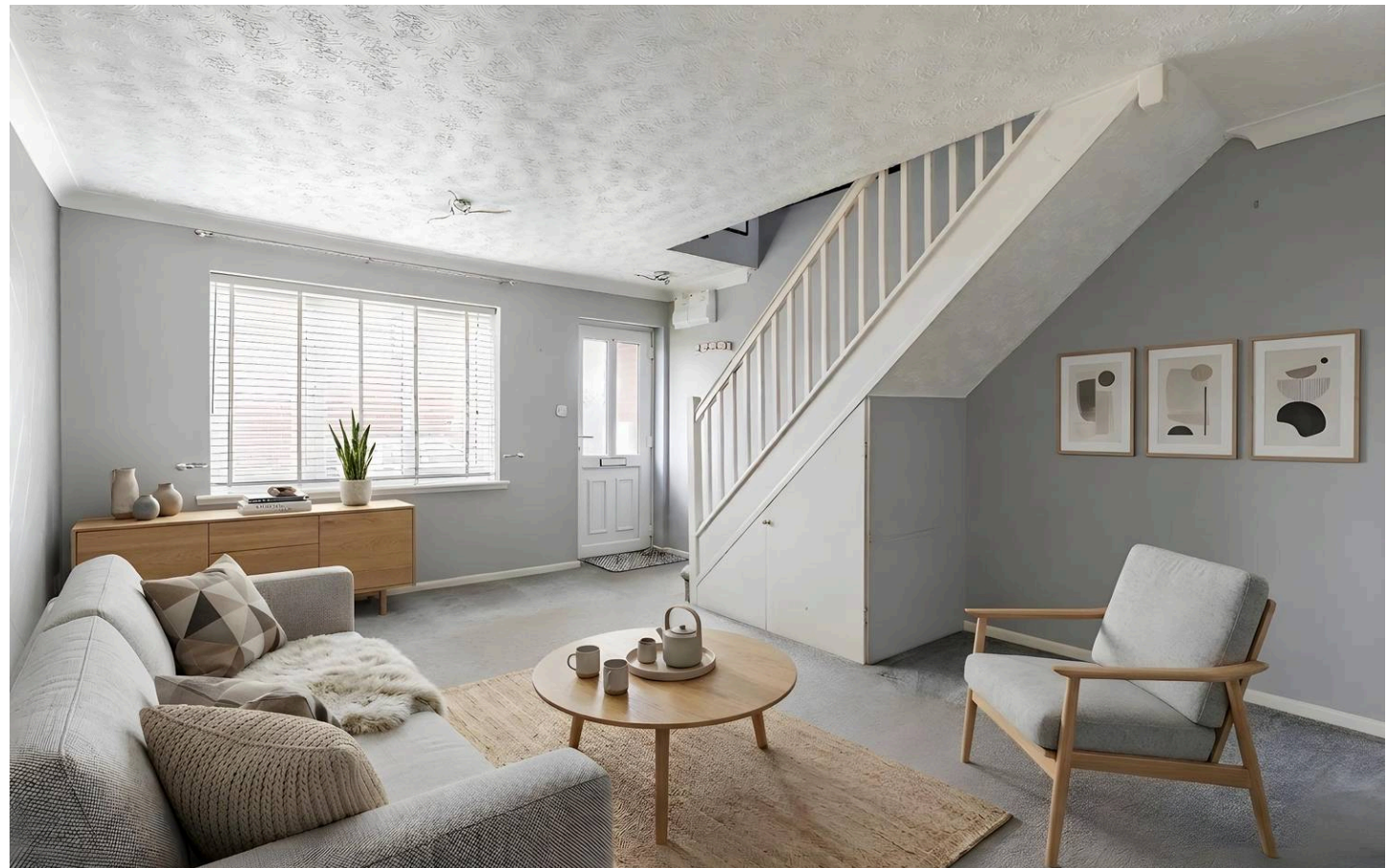
Minors & Brady

53 Wheatfields

Rickinghall, Diss

Set towards the end of a small and popular close, this well-presented two-bedroom mid-terrace home is offered with no onward chain and enjoys a more private position with the added benefit of backing directly onto open farmland. The property has been extended to the rear, enhancing the overall layout and creating a more spacious and practical living environment.

With a newly fitted kitchen, updated bathroom, and a landscaped south-west facing garden overlooking the fields, this is a home that offers both comfort and a strong connection to its surroundings.



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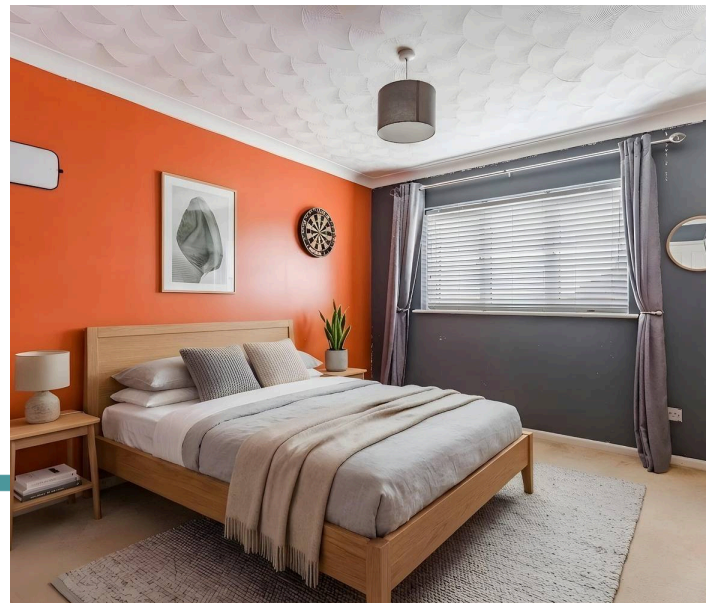
- Guide price: £200,000 - £210,000
- No onward chain
- Two bedroom mid terrace home positioned towards the end of a small and popular close, offering a more private and tucked away setting
- Backing directly onto open farmland, providing far reaching rural views and a peaceful outlook to the rear
- Extended ground floor layout, enhancing the overall living space and creating a more open and functional feel
- Bright and well proportioned living room, offering a comfortable main reception area for everyday living
- Newly fitted kitchen finished to a modern standard, with a practical layout and good range of units and worktop space
- Separate dining area within the extension, ideal for entertaining or family meals with views towards the garden
- Two well sized first floor bedrooms, both offering pleasant outlooks and flexible accommodation
- Landscaped rear garden with a defined outdoor dining area, perfect for relaxing or entertaining while enjoying the views

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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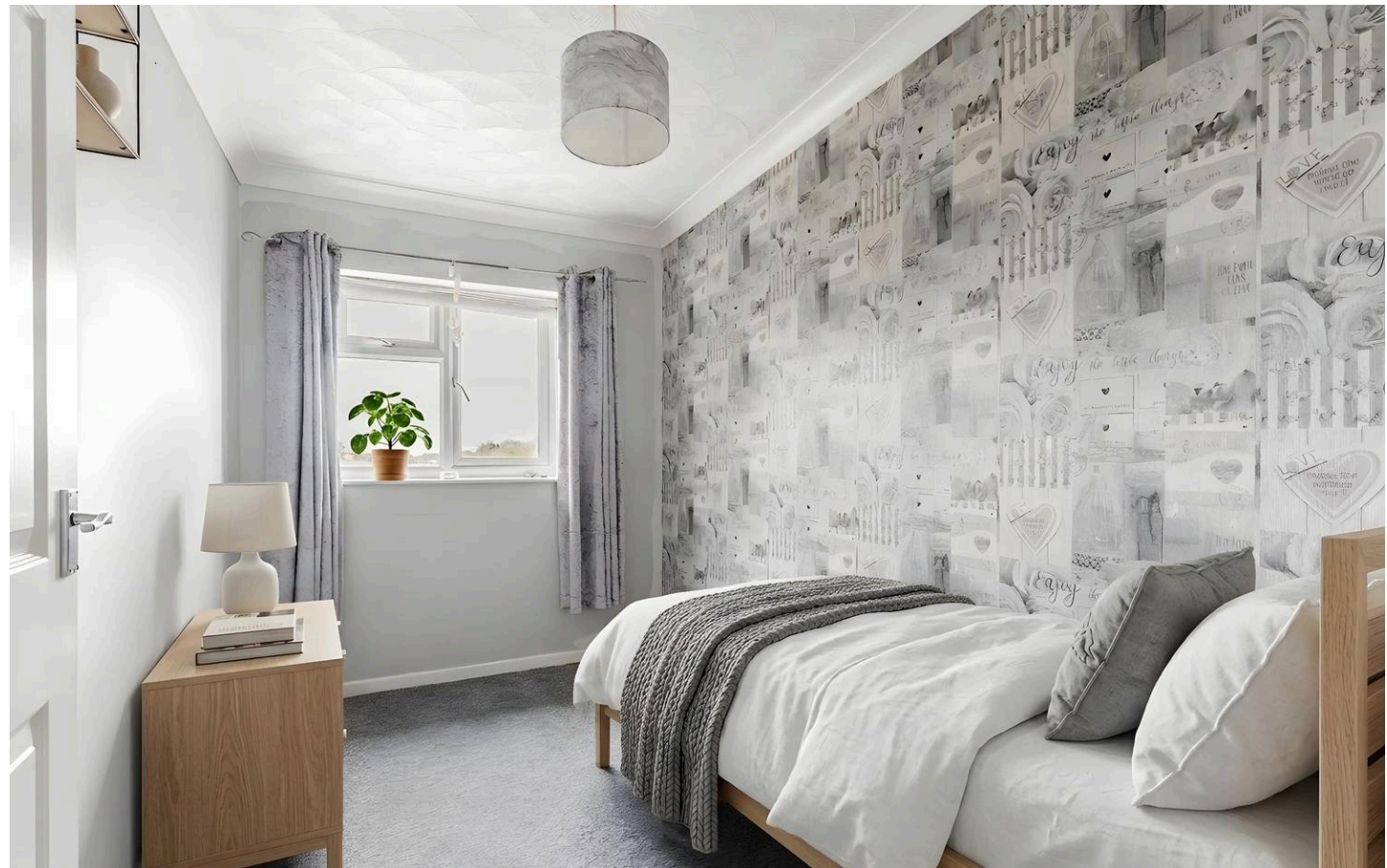
Location

Located within a residential development in the village of Rickinghall, Wheatfields offers a well-connected setting with a strong local community. The village provides a selection of everyday amenities, including a shop, primary school, and healthcare facilities, while the nearby town of Diss offers a wider range of supermarkets, independent retailers, cafés, and services. Diss also benefits from a mainline railway station with direct links to Norwich and London Liverpool Street.

The surrounding area is characterised by open countryside and quiet lanes, offering plenty of opportunities for walking and outdoor activities. With convenient road links to neighbouring villages and towns, this location provides a practical base while still enjoying a more rural setting.

Wheatfields

The ground floor provides a well balanced layout, with a bright and comfortable living room positioned at the front, offering a welcoming main reception space. To the rear, the extension has created a generous kitchen and dining area, fitted with a modern range of units and ample worktop space. This area works well for both everyday use and entertaining, with a natural flow through to the dining space and views out towards the garden and open countryside beyond.



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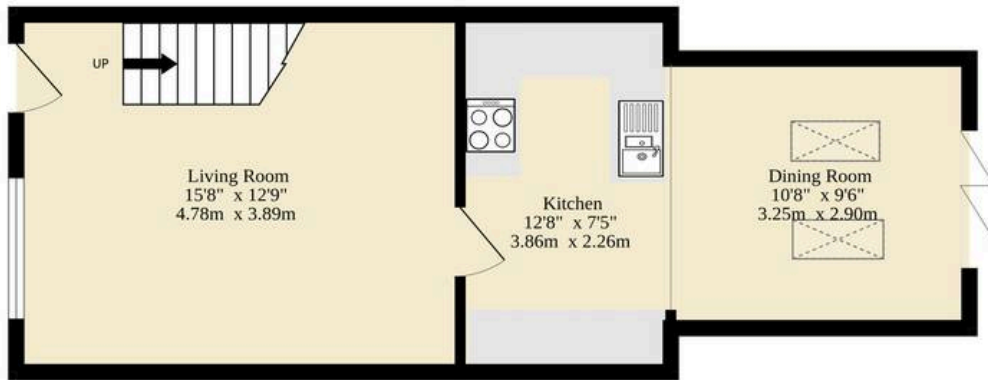
Upstairs, the property offers two double bedrooms, both enjoying a pleasant outlook. These are served by a recently updated bathroom, fitted with a modern suite and finished in a clean and contemporary style.

Externally, the rear garden has been thoughtfully landscaped to create a usable and attractive outdoor space. The south west facing aspect allows for afternoon and evening sun, while the L shaped design provides distinct areas for seating and dining, making the most of the open views across the farmland to the rear. A timber shed offers additional storage, and there is side access leading back towards the front of the property.

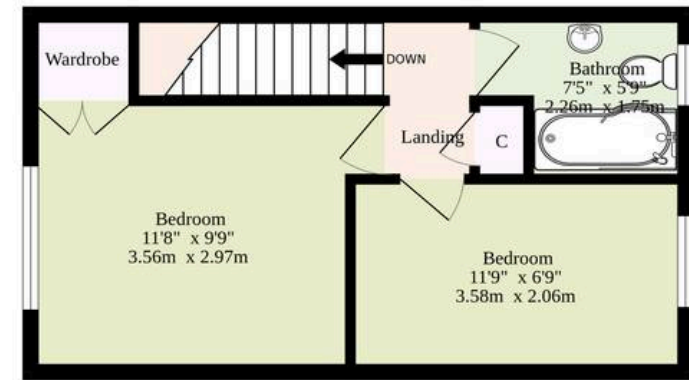


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Ground Floor
403 sq.ft. (37.4 sq.m.) approx.



1st Floor
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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Meet *Theo*
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