



## Turner Close, Ditchingham, Bungay

Guide Price £350,000 Freehold

Energy Efficiency Rating : D

- ✓ Link-Detached Bungalow
- ✓ Quiet Cul-De-Sac Location
- ✓ Open Plan Kitchen/Dining Room
- ✓ Sitting Room Opening Onto Garden
- ✓ Two Double Bedrooms
- ✓ Stunning South Facing Garden
- ✓ Garage & Driveway Parking for 5 Cars
- ✓ Planning for Annexe Extension

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS  
& WATSON**



Located within a QUIET CUL-DE-SAC SETTING in the popular residential village of DITCHINGHAM you will find this IMMACULATELY PRESENTED LINK-DETACHED BUNGALOW. The current vendors have spent time, money and effort updating the property making the most of the SUNNY ASPECT. Leading from the front driveway providing parking for a NUMBER OF VEHICLES, you will find all the accommodation off the central hallway. There are TWO DOUBLE BEDROOMS, a modern family bathroom, and a 15' sitting room with SLIDING PATIO DOORS onto the garden. The heart of the home is the MAGNIFICENT KITCHEN/DINING ROOM which has been completely re-designed with cooking in mind. The stunning cottage style rear garden is beautifully planted with mature shrubs and trees, offering a SOUTH facing ASPECT. In addition there is PLANNING PERMISSION in place for a THREE ROOM ANNEXE EXTENSION to the rear which has in fact been started with grounds works drainage and damp proof course.

The village of Ditchingham is located approximately one mile from the market town of Bungay. The village has a local shop, post office and primary school, whilst Bungay offers a wider range of amenities including a number of boutique shops alongside everyday amenities. The City of Norwich is situated approximately 12 miles north west of Ditchingham. and provides further educational opportunities and transport links.

#### **DIRECTIONS**

You may wish to use your Sat-Nav (NR35 2JE), but to help you... Leave Bungay on the on the A143 heading towards the A146, turning right at the first roundabout. At the second roundabout, turn left, signposted Ditchingham. Fork right onto the Loddon Road, turning left at the T-junction onto Hollow Hill Road. Take the first right hand turn onto Thwaite Road and follow until Longrigg Road is on the right hand side, take this turning and then a final right turn onto Turner Close where the property can be found at the end of cul-de-sac on the right.

#### **AGENTS NOTE**

Planning permission in place for a three room annexe extension to the rear of the property which has in fact been started with footings, ground works, drainage and damp proof course in place. The extension is currently being used as a sunken garden and could be completed at any time as the works have started. This would create a perfect annexe for family members or even a holiday let.

The property is approached from the roadside via a shingled and concrete front driveway providing off road parking for four to five vehicles.



uPVC double glazed entrance door to:

#### **ENTRANCE PORCH**

Tiled flooring, uPVC double glazed windows to front x2, uPVC obscure double glazed door to:

#### **ENTRANCE HALL**

Tiled flooring, built-in storage cupboard x2, smooth ceiling with recessed spotlighting and loft access hatch, doors to:

#### **DOUBLE BEDROOM**

11' 2" x 9' 11" (3.4m x 3.02m) Karndean wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

#### **DOUBLE BEDROOM**

12' 11" x 11' 8" (3.94m x 3.56m) Karndean wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower over, fully tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to side, built-in airing cupboard housing hot water tank, smooth ceiling.

#### **SITTING ROOM**

15' 10" x 11' 6" (4.83m x 3.51m) Karndean wood effect flooring, radiator, uPVC double glazed sliding doors onto rear garden with full height uPVC double glazed windows either side, television and telephone points, coved ceiling.

#### **KITCHEN/DINING ROOM**

15' 9" x 13' 1" Max. (4.8m x 3.99m) An open plan room comprising a fitted range of high gloss wall and base level units with granite effect rolled edge work surfaces and inset ceramic sink and drainer with mixer tap and separate preparation sink with mixer tap, tiled splash backs, under cupboard lighting, over-sized electric induction hob with extractor fan over, built-in eye level double oven and grill, integrated dishwasher, space for washing machine and fridge freezer, tiled flooring, uPVC double glazed windows to side and rear, space for dining table, radiator, uPVC double glazed French doors onto the rear garden, smooth coved ceiling with recessed spotlighting.







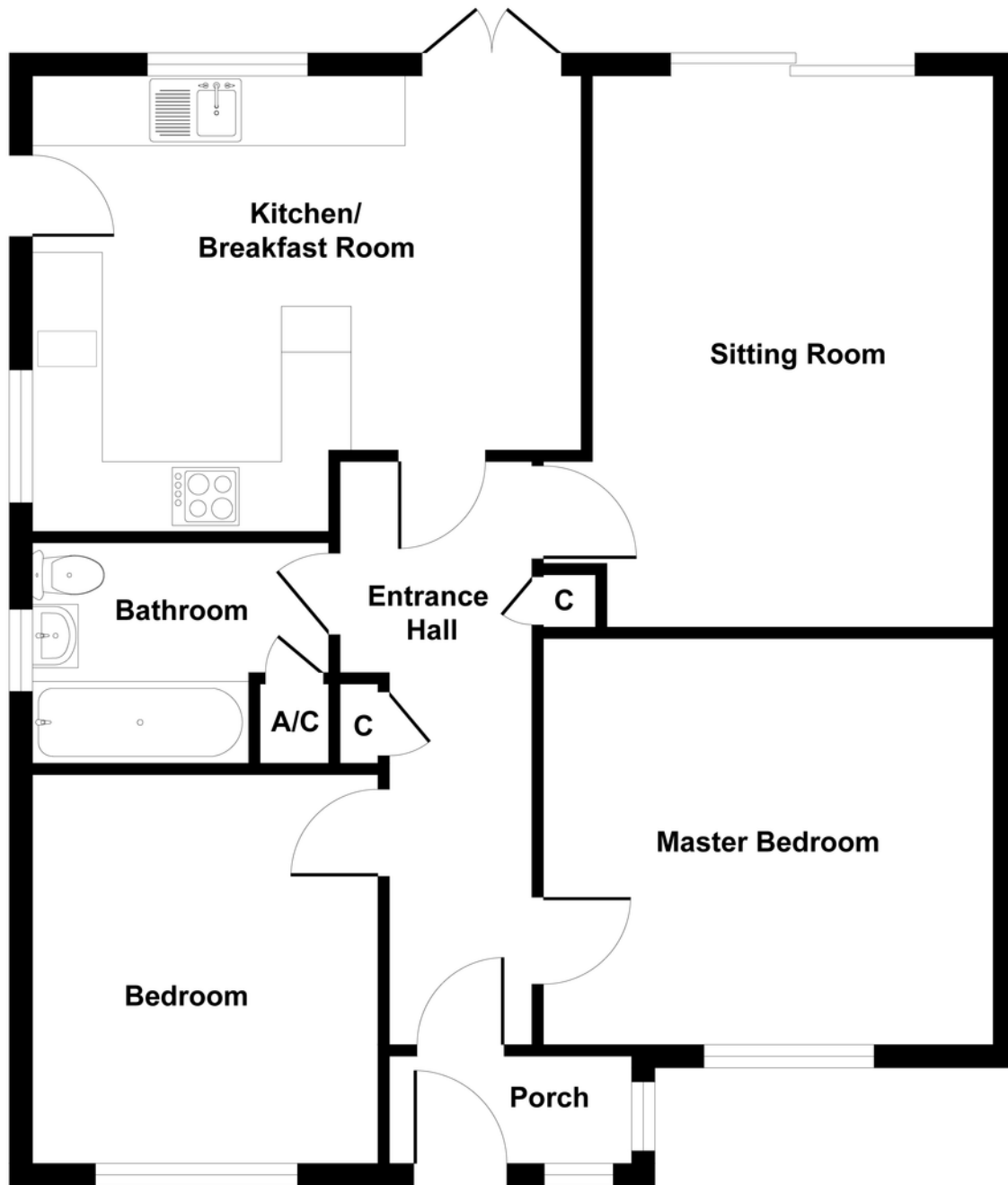
### **OUTSIDE REAR**

Leaving via the doors in the kitchen/dining room you step onto a raised decked area which in turn leads to a large paved patio terrace, this leads onto the pretty cottage style rear garden, which is predominantly laid to lawn with various raised planting borders benefitting from a variety of stunning mature shrubs and trees. As well as being south facing, the rear garden also houses a large storage shed as well as a secondary shed and greenhouse. There is access down the side of the property which is gated and leads to the front of the property. There is also rear access to the detached single garage.

### **GARAGE**

17' 4" x 8' 1" (5.28m x 2.46m) Electric roller door to front, window to rear, eaves storage, power and light.





**Floor Plan**  
**Approximate Floor Area**  
**826 sq. ft**  
**(76.73 sq. m)**

**Approx. Gross Internal Floor Area 826 sq. ft / 76.73 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements