



Waterside Drive, Ditchingham, Bungay

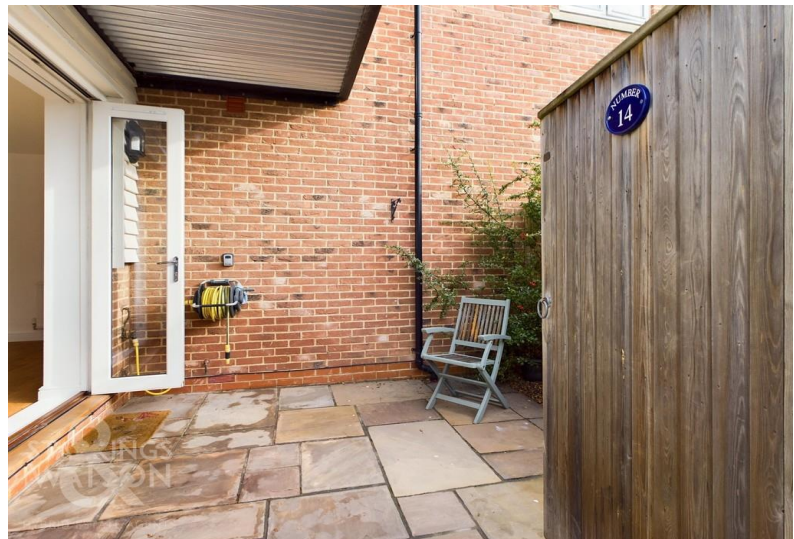
£950 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ Ground Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Open Plan Living
- ✓ En-Suite & Family Bathroom
- ✓ Lawned Garden & Private Courtyard
- ✓ Sought After Location
- ✓ Modern Fitted Kitchen
- ✓ Two Allocated Parking Spaces

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This GROUND FLOOR APARTMENT offers a LAWNED GARDEN to REAR and further PRIVATE COURTYARD to front, with ALLOCATED PARKING OPPOSITE for two vehicles. The property is offered with a NEUTRAL DECOR. Accessing the property using the communal entrance, a hallway offers a LARGE WALK-IN STORAGE CUPBOARD, two double bedrooms including one with an EN SUITE SHOWER ROOM, family bathroom, and the OPEN PLAN sitting/dining room with BI-FOLDING DOORS to the courtyard, and FRENCH DOORS to the rear garden. The KITCHEN is also open plan and offers INTEGRATED APPLIANCES. The property can be SELF CONTAINED from the main building, and is finished with double glazing and gas fired central heating.

LOCATION

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2014 to match the style of the former silk mill which stood on this site since c1832. Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Post Office, Hardware Store, Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 2SH), but to help you...Leave Norwich on the A146. At the Stockton roundabout take the second exit left onto the A143 - signposted Bungay and Diss. Follow the road to the roundabout locally known as 'chicken roundabout'. Take the first left onto Ditchingham Dam and left again onto Pirnhow Street. Take the third left into Waterside Drive, following the cul-de-sac to the right where the property can be found on the right hand side.

The property offers a courtyard entrance, and access via the communal entrance with a secure entry telecom system.

Entrance door to:

ENTRANCE HALL

Wood effect flooring radiator, alarm control panel, entry telephone system, thermostat heating control, doors to:

DOUBLE BEDROOM

10' 11" x 10' 9" (3.33m x 3.28m) Wood effect flooring, radiator, double glazed window to rear, range of fitted wardrobes comprising double wardrobes x3 and single wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with thermostatically controlled shower, tiled walls and flooring, heated towel rail, shaver point, smooth ceiling.

WALK-IN STORAGE CUPBOARD

5' 7" x 3' 8" (1.7m x 1.12m) Offering storage with a wall mounted gas fired central heating boiler, electric fuse box, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 8' 11" (3.28m x 2.72m) Wood effect flooring, radiator, double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

White three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled bath with mixer shower tap, tiled splash backs and flooring, heated towel rail, smooth ceiling with extractor fan.

SITTING/DINING ROOM

20' 10" x 14' 4" Max (6.35m x 4.37m) Wood effect flooring, radiator x2, television and telephone points, double glazed windows to front, double glazed bi-folding doors to courtyard, double glazed French doors to gardens, smooth ceiling, open plan to:

KITCHEN

10' 8" x 6' 1" Max (3.25m x 1.85m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, tiled flooring, integrated fridge freezer, washing machine and dishwasher, built-in wine rack, under cupboard lighting, double glazed window to side, smooth ceiling with recessed spotlighting.

OUTSIDE REAR

Leaving the property via the sitting room French doors a lawned garden can be found with a range of well stocked plants. The garden offers ample space for entertaining and alfresco dining, with a useful side access gate and outside power supply.

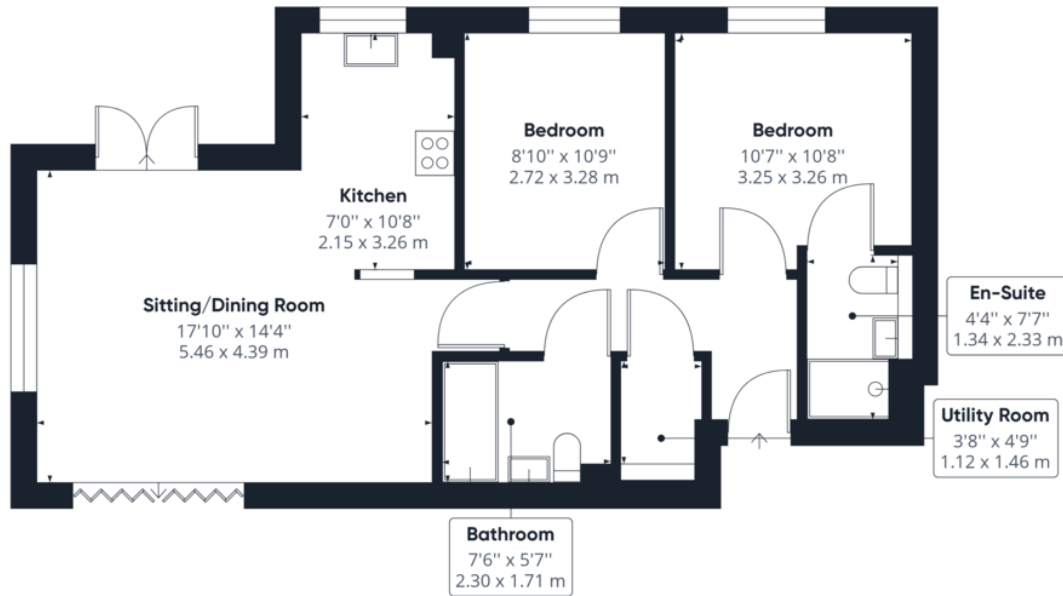
COURTYARD GARDEN

Located to the front of the property and accessed via the bi-folding doors in the sitting room, with a low maintenance space with outside power and water supplies, and gated access to front.

ALLOCATED PARKING

Parking is provided for two vehicles. Bay numbers 86 and 87.





Approximate total area⁽¹⁾
696.88 ft²
64.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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