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Hamilton Way,
Ditchingham, Bungay

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**MUSKER
McINTYRE**
ESTATE AGENTS



Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles
Southwold - 18.2 miles

Situated in the centre of the popular village of Ditchingham we are pleased to offer to the market this attractive, detached bungalow. The property offers spacious living with three bedrooms, shower room, kitchen, 17.7ft sitting/dining room and conservatory which looks onto the south facing garden. To the front we find ample parking whilst at the rear we find an attractive, low maintenance garden. The property is offered with no onward chain. Viewing is essential.

The Property comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Internal Store Room
- Main Bedroom
- Two Further Bedrooms
- Shower Room
- Off Road Parking
- South Facing Rear Garden



The Property

Entering the property via the front door we step through the porch into the entrance hall where doors lead to all of the accommodation. To either side we find the first two bedrooms set to the front aspect and both enjoying large windows which fill the rooms with natural light a theme that runs throughout the bungalow. The second of these rooms leads of an inner hallway which also leads to the large internal store room, large enough to serve as an ideal en-suite or home office if needed. Stepping along the hall we find doors opening to the kitchen and sitting/dining room. The kitchen provides a superb working space with a range of wall and base units set against contrasting work tops, the oven, hob and extractor are fitted with space is made for the white goods. A door leads into a large rear lobby which offers doors opening to both the front and back of the property. Across the hall we find the sitting/dining room. This generous room offers space to entertain which is further enhanced by patio doors leading into the conservatory. The conservatory enjoys the southerly aspect and looks onto the garden with French doors open to the patio. Back in the hall we find the modern shower room whilst the third bedroom completes the accommodation and is set overlooking the rear garden.



Outside

The front of the property offers a generous off parking area whilst an area of lawn and shingled garden are framed by fencing and a low level boundary wall. A path leads to the front door whilst access to either side leads us to the rear garden. At the rear we enjoy a southerly aspect making the most of the sun throughout the day, a large conservatory further enhances the enjoyment. The garden has been well planned to be low maintenance whilst providing bursts of colour throughout the flower beds, an area of lawn leads from the patio which surrounds the conservatory. The oil tank is hidden to the side of the property and space is made for a garden shed.

Location

The property is situated in the heart of the village, within easy walking distance of the park, primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School catchment area. Bungay lies 1.2 miles away within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: E

Local Authority
South Norfolk Council
Tax Band: C
Postcode: NR35 2JD

Agents Note

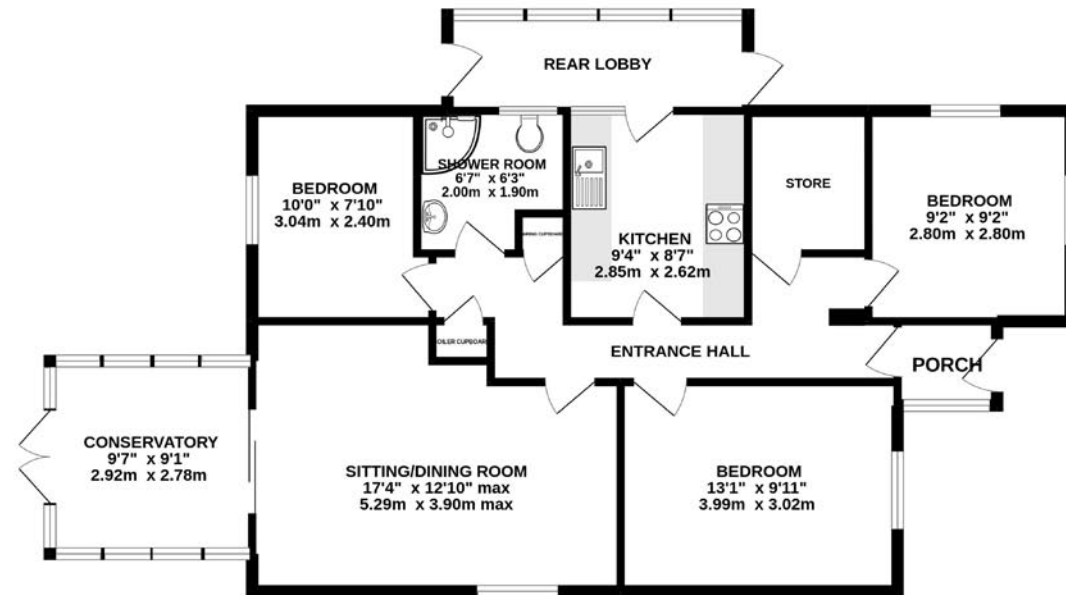
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £265,000

GROUND FLOOR 946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.