

THE LOKE

# Ditchingham, Bungay NR35 2QS

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.

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# STARKINGS & WATSON

- No Chain!
- Development Project
- Three Bedroom Semi-Detached Cottage
- Two Receptions & Separate Kitchen
- Potential For Extension (stp)
- Outline Permission For Three Bed Bungalow
- Generous Private Plot & Gardens
- Quiet Private Lane Location

### IN SUMMARY

No Chain! This EXCITING DEVELOPMENT PROJECT comprising a SEMI-DETACHED cottage REQUIRING UPDATING as well as a cleared BUILDING PLOT to the side with OUTLINE PERMISSION for a THREE BEDROOM DETACHED BUNGALOW. Located in the popular village of DITCHINGHAM, the generous plot houses firstly the cottage with TWO RECEPTION ROOMS, kitchen, rear lobby, cloakroom, THREE BEDROOMS and a family bathroom - all which would make an ideal renovation project. The plot to the side has plans approved for the erection of a THREE BEDROOM DETACHED BUNGALOW with L-SHAPED OPEN PLAN RECEPTION KITCHEN. Once the plot has been separated there would also be AMPLE GARDENS and DRIVEWAY PARKING for both properties.

### SETTING THE SCENE

Accessed via The Loke, a small un-adopted Loke within the heart of Ditchingham, the property benefits from low level fencing with ample space for parking within the front garden. The main door to the cottage is located at the front with another access to

the rear of the cottage.

### THE GRAND TOUR

Once stepping inside the cottage you will find a central hallway leading to a dining room to the left and a large sitting room to the right. The sitting room was once two rooms and the layout of the cottage could easily be re-arranged again. The kitchen is located to the rear of the property and needs modernising but offers plenty of space for white goods and storage and also has a walk-in pantry cupboard. This then leads to a rear lobby and storage cupboard as well as a cloakroom, and access to the rear garden. On the first floor off the spacious and bright landing there are three generous bedrooms as well as a family bathroom again requiring modernisation. The cottage really is a blank canvas and could become a lovely family home. The windows are predominately uPVC double glazed and there is currently no central heating.

### THE GREAT OUTDOORS

The garden and plot is mainly laid to lawn with various mature shrubs and planted borders. The garden is enclosed with timber fencing and also houses a greenhouse and garden shed.

### OUT & ABOUT

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



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



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.

#### FIND US

Postcode : NR35 2QS

What3Words : ///slides.vaulting.nitrate

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The side garden has outline planning permission approved for a detached three-bedroom bungalow to be built, planning reference number 2022/1300 South Norfolk District Council.

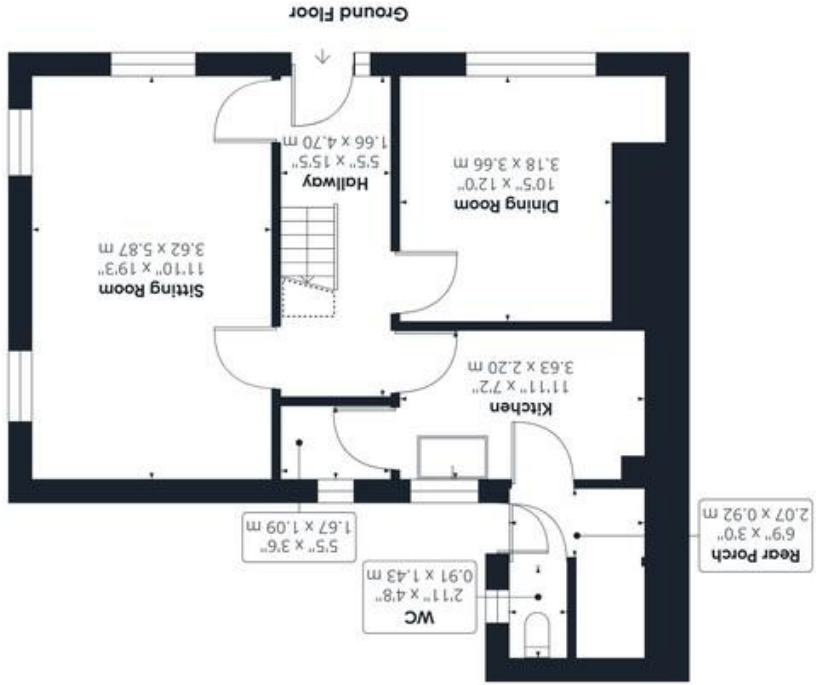
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>(1)</sup>  
 1160.82 ft<sup>2</sup>  
 107.84 m<sup>2</sup>

Reduced headroom  
 11.06 ft<sup>2</sup>  
 1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.