

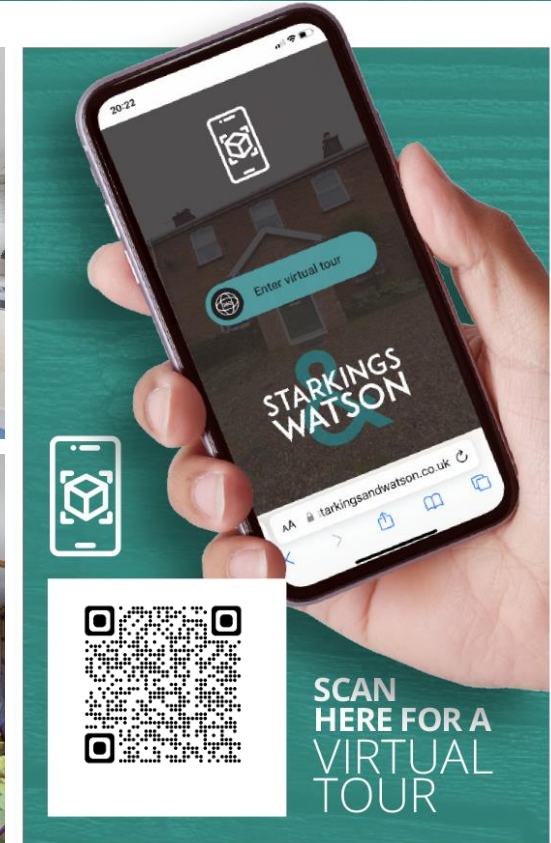
HOLLOW HILL ROAD

Ditchingham, Bungay NR35 2QZ

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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- Attached Single Storey Cottage
- Self Contained One Bedroom Annexe
- Sought After Village Location
- Impressive Kitchen/Dining Room
- Sitting Room with Wood-burner
- Three Bedrooms & Two Bathrooms
- Further Outbuildings & Workshop
- Private Gardens & Brick-weave Driveway

IN SUMMARY

This UNIQUE PROPERTY comprises an attached SINGLE STOREY BRICK and FLINT COTTAGE with modern extension as well as a SELF-CONTAINED ONE BEDROOM ANNEXE with pleasant gardens. The cottage itself dates back to 1823 and appears from the front to be a brick and flint traditional home, but has been beautifully extended and finished with an IMPRESSIVE KITCHEN/DINING ROOM, sitting room with WOOD-BURNER, THREE BEDROOMS and TWO BATHROOMS. The gardens are well kept and generous in size with the addition of AMPLE DRIVEWAY PARKING, detached GARAGE/WORKSHOP and GAMES ROOM. At the end of the garden is a self contained detached ONE BEDROOM ANNEXE with kitchen, shower room, sitting/dining room and double bedroom finished with uPVC double glazing and electric heating. The house itself benefits from newly installed bespoke double glazing, new electric consumer unit, renewed roof and oil fired central heating.

SETTING THE SCENE

The property is approached via Hollow Hill Road onto a brick-wheaved driveway and gated access, leading to the driveway to the side of the property providing ample off road parking. The main entrance to the cottage is found to the side off the driveway. The driveway also gives access to the rear garden and annexe.

THE GRAND TOUR

The main entrance into the cottage leads from the side driveway into an entrance hallway with tiled flooring. The hallway gives access to firstly the main double bedroom on the right overlooking the rear garden. The bedroom has dual aspect and plenty of space for a large bed and bedroom furniture and is finished with a newly fitted carpet. The next room is the impressive open plan kitchen/dining room - again with tiled flooring and windows overlooking the garden with access out onto the terrace. The kitchen is in-keeping with the style of the property and has plenty of cupboard and storage space with space for all white goods and a large dining table. The oil fired boiler can also be found within the kitchen. This room gives access to a central hallway leading to a useful wet room/shower room as well as the main family bathroom. The bathroom benefits from a stunning rolled top bath, tasteful panelling, tiled flooring, a W.C and hand wash basin. The main sitting room is next and benefits from a lot of the original character of the cottage with exposed brick walls, a fireplace housing a wood-burner, vaulted ceiling and dual aspect to the front. There is also a wonderful parquet flooring too. Accessed from the central hallway and facing to the front, you will then find two further comfortable double bedrooms again full character and charm. This completes the main house. The annexe can be found at the bottom of the garden opening straight into the kitchen. The kitchen is well fitted with plenty of space for white goods as well as a storage cupboard and recently installed electric radiator. This leads to the shower room which is generous in size and benefits from a walk-in shower, W.C and hand wash basin. The main reception room overlooks the garden and also has access leading out onto its own patio. There is ample space for soft furnishings and a table whilst also leading into the main bedroom which again overlooks the gardens with its own doorway. The main property benefits from oil fired central heating whilst the annexe has recently installed electric radiators. The annexe



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has uPVC double glazing with the main house benefiting from replacement bespoke double glazing.

THE GREAT OUTDOORS

The rear garden is accessed via the doors in the kitchen/dining room or from the driveway. The first part of the garden offers a pleasant paved patio - the ideal spot for enjoying the evening sun. This leads onto the main lawned area flanked by established planted borders with mature planting and a range of fruit trees. Leading through a pergola, you will find a shingled area and five bar gate as well as the timber built detached garage/workshop with double doors to the front, power, light and ample storage. You will then find another lawned area and patio accessed directly from the annexe and within this part of the garden there is also a timber built games room/bar. A great social space that with power and light.

OUT & ABOUT

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.

FIND US

Postcode : NR35 2QZ

What3Words : ///divisible.visual.noun

VIRTUAL TOUR

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

AGENTS NOTE

The property is attached in one small part to the neighbouring cottage. The property benefits from oil fired central heating and mains drainage.

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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Ground Floor Building 2



Ground Floor Building 1



GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1726.13 ft²
160.36 m²