



*Tunneys Lane,*  
Ditchingham, Bungay.



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles - 5.8 miles

Halesworth - 9.1 miles

Norwich - 15.2 miles

Southwold - 19.4 miles

A superb opportunity to purchase this individual four bedroom detached family home, enjoying a plot extending to 0.3 Acre (stms) nestled amongst the South Norfolk Countryside yet within an easy walk of Ditchingham Village and Broome Heath a very popular dog walking area. The property has been extended and refurbished by the current owners and is presented to an exceptional standard throughout. The accommodation boasts four double bedrooms, two bathrooms, two reception rooms and a most stunning kitchen dining room which provides the 'hub' of this family home. Outside the extensive front and rear gardens offer a variety of of formal garden areas, external dining and space to play. The driveway offers extensive parking and leads to the detached garage. Prompt viewing is recommended.



### Property

We can enter the property via both the front door stepping below the brick and oak storm porch or via the side entrance which welcomes us into the main hallway of the house. Here the feeling of space and exceptional standard that flows throughout the home is instantly apparent, slate flooring lines the space and continues into both the utility room and kitchen dining room. Our stairs rise to the first floor and oak doors open to all of the ground floor rooms. At the foot of the stairs we find the utility room ideally set by the main entrance, providing space for our laundry equipment and leading to the ground floor shower room. Across the hall we step into the study which enjoys a dual aspect looking onto the front garden, this room is ideally situated for a home office whilst providing ample space to serve as a second reception room if preferred. Adjacent we find the sitting room which at nearly 20.ft offers a superb family room. Two large window looks onto the garden whilst the front door opens to the same. A wood burning stove offers a cosy focal point to the room whilst engineered oak flooring compliments the space. Back in the hall we pass two understairs storage cupboards before entering the kitchen dining room, this recent addition brings the ultimate 'wow' factor to the house, designed around family life and entertaining alike. The slate flooring meets the bi-fold doors which in-turn flow onto the patio offering a seamless link between inside and out. Two large roof windows flood the room with natural light and reflect off the granite and solid timber worksurfaces that contrast against the modern cream wall and base units. The kitchen boasts a wealth of working space with a twin ceramic sink set into the granite of the kitchen island. Integrated appliances include a dishwasher, fridge freezer, twin ovens and an induction hob. Space is made for a family dining table along with less formal seating ideal for all occasions. Climbing the stairs we step onto the landing which leads to all of the first floor rooms. Set to the front of the property we find our first three, double bedrooms all offering exceptional space whilst the two larger of these enjoy built in wardrobes. Set to the rear we find the family bathroom fitted with a contemporary white suite and finishing that echo the finish found throughout. Completing the accommodation we find the master bedroom which enjoys a subtly vaulted ceiling and ample storage by way of a large closet and walk-in-wardrobe.







### Outside

Approaching the property from Tunneys Lane we are welcomed into the grounds via the block paved driveway which leads us past the extensive front lawn to the front of the house, here we find an ample turning area, access to the detached garage and gate opening to the rear gardens. the front garden is mainly laid to lawn framed with a post and rail fence and established hedging whilst a range of established native trees and shrubs create a delightful back drop to the space. A large log store is set to the boundary and the driveway forms a path which leads to both front and side doors. At the rear we find a delightful space framed with established hedging. From the bi-fold doors in the kitchen dining room we step onto the patio which provides the perfect spot for summer entertaining, from here the lawns flow to the boundary and a sunken trampoline is in place, on the eastern boundary we find a kitchen garden, green house and large timber shed.

### Location

This stunning family home enjoys a superb rural position yet within walking distance of the park, primary school, village green, convenience store, public house and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School & Langley School catchment area. Bungay lies under a mile 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 too) 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 as is the Cathedral City of Norwich for which there is an hourly bus service from the village.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water.  
Private Drainage.  
Oil Fired Central Heating.  
Energy Rating: D

## Local Authority:

South Norfolk Council  
Tax Band: D  
Postcode: NR35 2RQ

## Tenure

Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £545,000**

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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Offices throughout Norfolk & Suffolk:

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Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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.

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