



Black Horse Lane,
Ditchingham, Bungay.



**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay – 1.3 miles
Beccles – 6.2 miles
Norwich - 15.7 miles
Southwold - 17.4 miles

A fantastic opportunity to purchase this attractive detached three bedroom bungalow occupying a generous, private plot in the centre of the popular village of Ditchingham whilst boasting a most discreet position. The property is offered with no onward chain and whilst in need of some cosmetic refurbishment does benefit from sealed unit double glazing and central heating throughout. Inspection by viewing essential to appreciate the space and location on offer.



Property

Entering the property via the front door we step through the entrance porch and into the hallway of this spacious detached bungalow. To our left doors open to the living space whilst on the right we find the three bedrooms. Stepping to the left we enter the sitting room where the feeling of space and generous amounts of light found throughout the property are instantly apparent. A large window looks onto the front garden whilst a second to the side looks into the side conservatory space. A door from here opens to the kitchen breakfast room which enjoys a view over the rear gardens. The kitchen is fitted with a basic range of units with a sink set below the window. A pantry cupboard and airing cupboard add to the storage space. From here a door opens to the large side conservatory/lobby which in-turn opens to the rear garden. Back in the hall, we find the first of the double bedrooms set to the front of the property, whilst at the rear a second generous double looks onto the garden. Central to the hall the bathroom again looks to the rear aspect and is fitted with a bath and shower over, wash basin and w/c. Completing the accommodation is the third bedroom which currently serves as a study. French doors open from here to the conservatory which enjoys a view of the garden and recreational ground beyond.







Outside

Approaching the property from Black Horse Lane we are welcomed by a generous frontage which is currently set to garden offering a range of planted beds and mature flower shrubs and trees. The block paved driveway extends to the side of the bungalow and leading to a vast parking and turning area at the rear. At the rear we find an oversized single garage and separate workshop space whilst the remainder of the garden is laid to lawn. Attractive hedges frames the boundaries on either side whilst we look over a low set hedge at the rear onto the open recreational ground. The garden enjoys a south westerly aspect.

Location

The property is situated in the heart of the village yet enjoying a secluded position within easy 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 bungalow 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 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.
Mains Drainage.
Oil Fired Central Heating.
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR34 2RB

Tenure

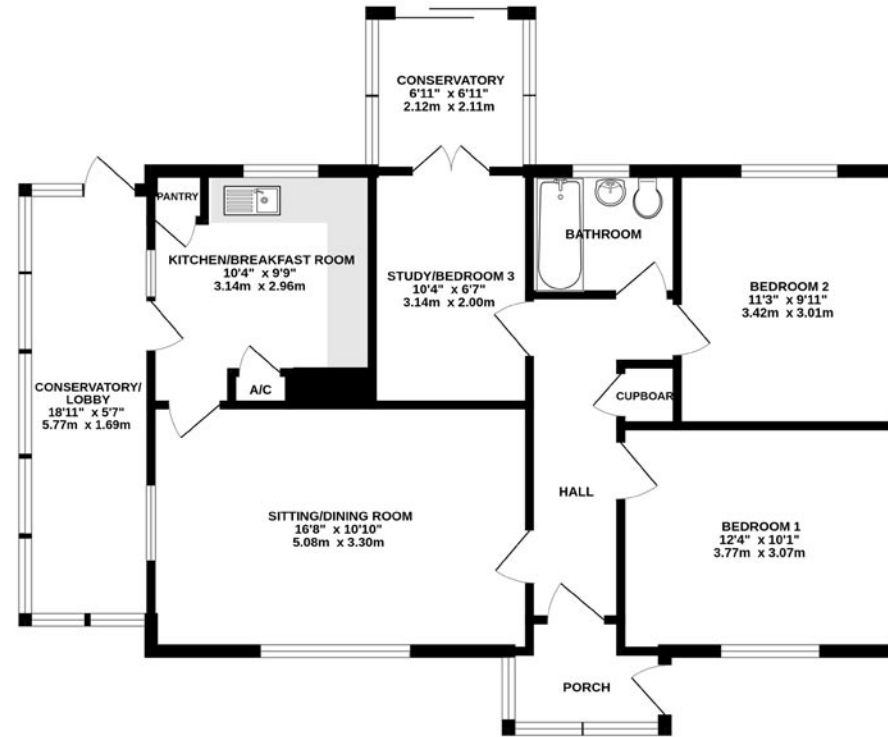
Vacant possession of the freehold will be given upon completion.

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: £365,000

GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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

Offices throughout Norfolk & Suffolk:

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Diss	01379 644822
Norwich	01603 859343
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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