



*Millfield Close,
Ditchingham*



**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 the rare opportunity to purchase this single storey, freehold maisonette. The property boasts off road parking for two vehicles at the front and a generous enclosed courtyard garden to the rear whilst inside we find a large open planning sitting/bedroom space, kitchen, bathroom and a generous lobby area. The property has recently been re-decorated and is offered with No Onward Chain posing a superb investment, second home or first time buy opportunity.

The Property comprises briefly:

Sitting Room/Bedroom

Kitchen

Bath Room

Lobby

Generous Rear Courtyard Garden

Off Road Parking for Two Vehicles



The Property

Entering the property via the front door we are welcomed into the main living space of this surprising home. A window to the front aspect fills the space with light whilst French doors open to the garden which further enhances the natural light throughout. This space serves as both sitting room and bedroom for the property and approaching 18.ft offer ample room to split if needed. At the front of the room a door opens to a large lobby area where we find the airing cupboard and a generous closet which provides superb storage. A door from the lobby opens to the bathroom, where a modern white bathroom suite is set against attractive tiled splash backs. A shower is fitted over the bath with shower screen also in place. At the rear of the property the kitchen leads from the main living space. A window looks onto the rear garden where we find a sink set below. Space is made for a cooker, fridge and washing machine whilst a pantry cupboard offers superb additional storage. This completes the accommodation.



Outside

From Millfield Close we approach the property via the parking area, where ample space is made to park two vehicles. From here a path dissects the front lawn and leads to the front door where we find a garden store room attached to the property which houses the modern electric system. At the rear we find a delightful courtyard garden fully enclosed by timber fencing. The courtyard is fully paved for ease of maintenance. A gate leads to the access at the rear and large timber shed is in situ.

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

Electric heating, Mains water, electricity and drainage connected.

EPC Rating: E

Local Authority

South Norfolk Council

Tax Band: A

Postcode: NR35 2QJ

Agents Note

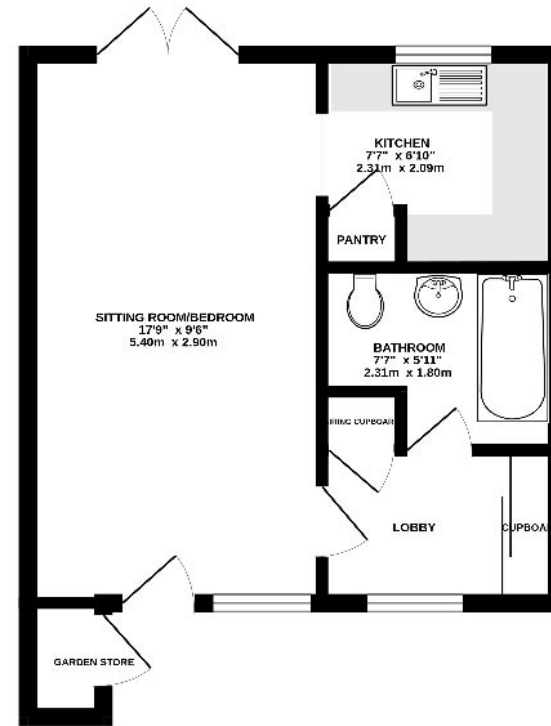
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £125,000

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 311 sq.ft. (28.9 sq.m.) approx.
We do not always have time to carry 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.
Made with N21 on 06/02/23

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.



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