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*Ditchingham Dam,
Ditchingham, Bungay.*

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ESTATE AGENTS

Beccles - 5.8 miles

Halesworth - 9.1 miles

Norwich - 15.2 miles

Southwold - 19.4 miles

A charming semi-detached, three double bedroom family home situated within walking distance of Bungay's vibrant Town Centre yet enjoying a peaceful semi-rural setting with stunning open meadow views. This deceptively spacious property boasts generous accommodation perfectly suited to modern family life whilst retaining many of the original features of the Mill Cottage it once was. Outside a generous parking area is set to the front whilst at the rear the delightful gardens offer a variety of spaces to enjoy the stunning views. Viewing is essential to appreciate the space and location on offer.



Property

Entering the property via the front door we are welcomed by the entrance porch which provides the perfect spot to kick off our boots after enjoying one of the many countryside walks or pottering in the garden. A door from here opens to the property where we step into the 'hub' of this delightful family home. The sitting room sits central to the property and offers a generous size room perfect for family living and entertaining alike, the superb proportions are enhanced by the the high ceilings and a large window that enjoys the fantastic meadow views back toward Bungay. An open fire offers a cosy focal point to the room and doors open to all of the downstairs space adding to this social space. Set the the front of the property we find the dining room, another generous room which offers a dual aspect filling the room with natural light and again taking in the views. Set to the rear we find the kitchen which provides a superb working space fitted with with a range of base units providing excellent storage and preparation space above. Space is made for our appliances whilst the sink is set below a window looking onto the patio. A door opens to the patio area. Back in the sitting room a door opens to a vast inner hallway where we find two large storage cupboards. Stairs rise to the first floor and a door opens to a rear lobby which in-turn leads to the garden. At the foot of the stairs we find the shower room, the space has recently been re-fitted and offers a large shower, w/c and wash basin set against modern shower wall and contrasting tiled flooring. Climbing the stairs we step onto the first floor landing where doors open to all of the rooms. At the rear we find the first generous double bedroom which enjoys two windows looking onto the garden. To the side we pass the first floor cloakroom and find a second double bedroom enjoying the elevated views of the meadows. Completing the accommodation is the impressive master bedroom. This dual aspect room is again soaked in natural light and offers the most impressive view to wake up to.







Outside

Leaving Ditchingham Dam a private road way enters this delightful close and approaches the property directly ahead. At the front of the property we find a generous parking area which leads up to both the front door and gated access to the rear gardens whilst our eye is drawn to the stunning views beyond the brick and flint boundary wall which look over the open meadows and grazing land with a picture of Bungay as the backdrop. Stepping into the rear garden the current owners passion for the space is instantly apparent. A large patio area leads from the rear door in the kitchen providing the perfect spot for out side entertaining and to further enjoy the views. Two brick stores are set to the rear of the house whilst a path leads us between the extensive lawns and well stocked flower beds that frame the garden space. Established trees and flowering shrubs feature throughout the garden and at the foot of the space we find a greenhouse, timber shed and delightful summer house set in its own peaceful garden area. The outbuildings may be available by separate negotiation.

Location

The property is located a short walk, equidistant to Ditchingham Village and Bungay, Bungay 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 Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. 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.
Electric Heating.
Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR35 2JH

Tenure

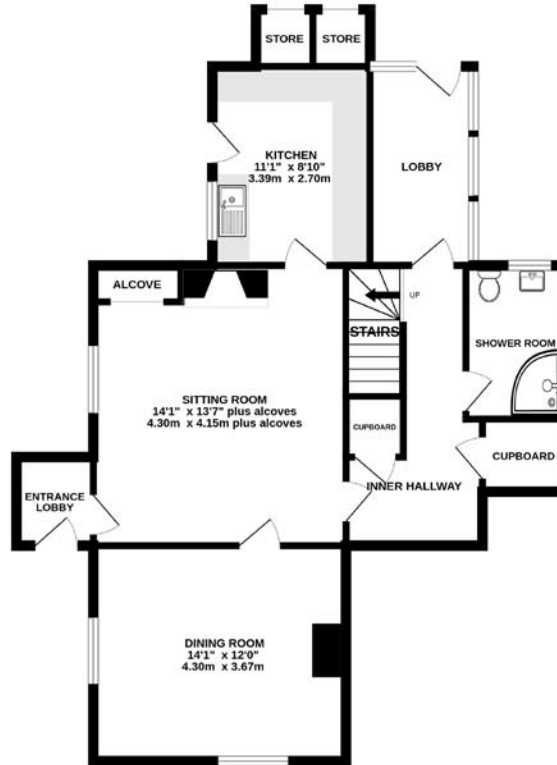
Vacant possession of the freehold will be given upon completion.

Agents' Note

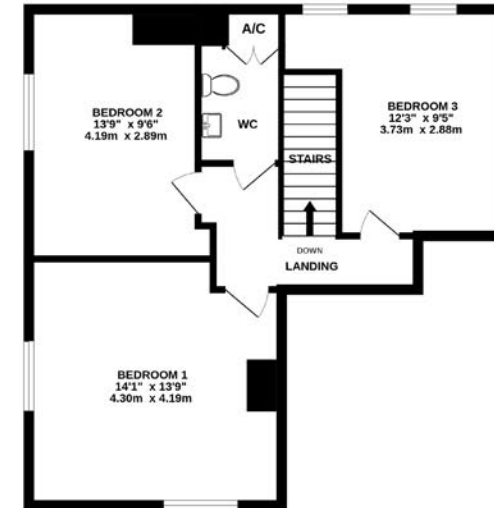
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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

www.muskermcintyre.co.uk

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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