

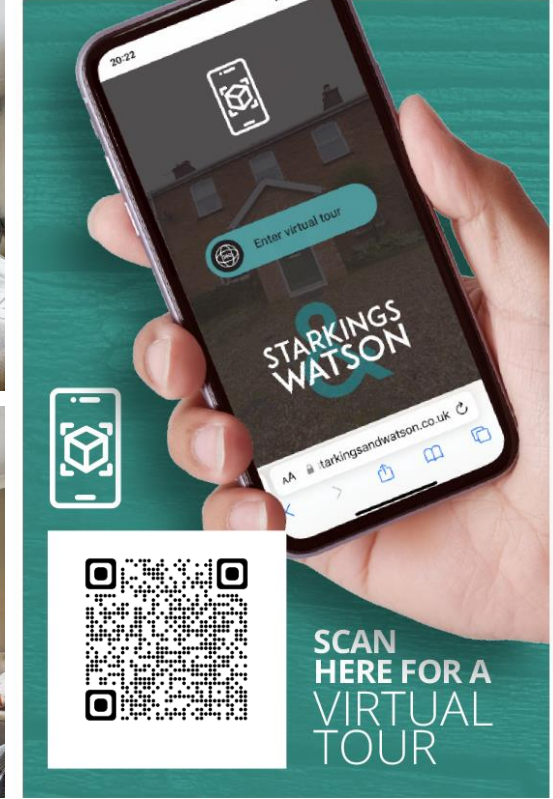
STATION ROAD

Ditchingham, Bungay NR35 2QW

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS & WATSON

- Detached Family Home
- Presented in Good Order
- Extended & Renovated
- Impressive Kitchen/Dining Room & Utility
- Four Ample Bedrooms & Two Bathrooms
- Large Sitting Room with Wood Burner
- Wrap Around Gardens with Outbuildings
- Large Brick-weaved Driveway

IN SUMMARY

Located on a SOUGHT AFTER 'NO THROUGH ROAD' within the village of DITCHINGHAM, only a mile from the market town of BUNGAY, you will find this delightful 19th CENTURY DETACHED HOME. The property in recent years has been extended and improved, with new windows and a sitting room extension - making this a wonderful FAMILY HOME. The property itself offers a BRIGHT SITTING ROOM with WOOD BURNER and BI-FOLDING DOORS onto the garden, an open plan 23' KITCHEN/DINING ROOM with ISLAND BREAKFAST BAR, separate UTILITY ROOM and downstairs SHOWER ROOM. On the first floor, FOUR DOUBLE BEDROOMS, one with EN-SUITE CLOAKROOM as well as a FAMILY BATHROOM. Externally, you will find an EXPANSIVE FRONT DRIVEWAY with AMPLE PARKING and a well maintained COTTAGE STYLE GARDEN located to the side of the property, with an attractive brick and flint wall. The property benefits from uPVC DOUBLE GLAZING and OIL FIRED central heating.

SETTING THE SCENE

The property is approached from the road side onto the private brick weave driveway providing ample off road parking, with a pathway leading to the main entrance porch to the front. You will see gated side access on both sides of the property leading to the rear and gardens.

THE GRAND TOUR

Entering the house from the front you will find a front porch offering useful space for coats and shoes, leading into the main hallway with stairs to the first floor landing. The main sitting room can be found to the left having been cleverly extended in recent years to create an expansive living space. The sitting room is a lovely bright room with bi-folding doors onto the garden and a newly installed wood-burner. On the opposite side of the hallway there is a large open plan kitchen/dining/family room. The dining end of the room overlooks the front and offers a feature fireplace as well as large walk-in storage cupboard, and plenty of space for a large dining table and sofa. The kitchen offers plenty of storage cupboards with rolled edge solid wood work surfaces, as well as a newly fitted eye level electric double oven and electric hob with extractor fan over. There is then an integrated fridge, freezer and dishwasher as well as a large island unit. The kitchen leads into the rear lobby and utility room, where there are built-in storage cupboards as well as a further cupboard storage with space for white goods and the oil fired central heating boiler. From the utility room there is access into the rear garden as well as access to the useful downstairs



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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shower room. Heading up to the first floor landing you will find four ample bedrooms, the largest two bedrooms are located to the front with the main bedroom benefiting from ample built-in storage and a useful en-suite cloakroom. There are then two further bedrooms to the rear of the cottage as well as the family bathroom which features a newly fitted bath with shower over.

THE GREAT OUTDOORS

A pretty cottage style garden is located to the side and rear of the property, accessed via the bi-folding doors in the sitting room. There is a paved terrace ideal for outside entertaining and predominately laid to lawn with mature planted borders and shrubs. An exposed brick and flint wall create a feature, with a timber shed and secure gated access leading onto the front driveway. An archway leads to the rear, around the back of the property providing a paved hard standing area as well as two brick built storage sheds and the second secure gate leading from the rear onto the front driveway.

OUT & ABOUT

The property is tucked away down a no through road, situated in the sought after village of Ditchingham on the outskirts of the market town of Bungay, Ideally located for Brampton and Beccles railway stations. A range of local amenities are close by, including local schooling. Good access to major road links can also be found.

FIND US

Postcode : NR35 2QW

What3Words : ///useful.chambers.worlds

VIRTUAL TOUR

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



Approximate total area⁽¹⁾

1519.98 ft²
141.21 m²

(1) Excluding balconies and terraces

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.

