

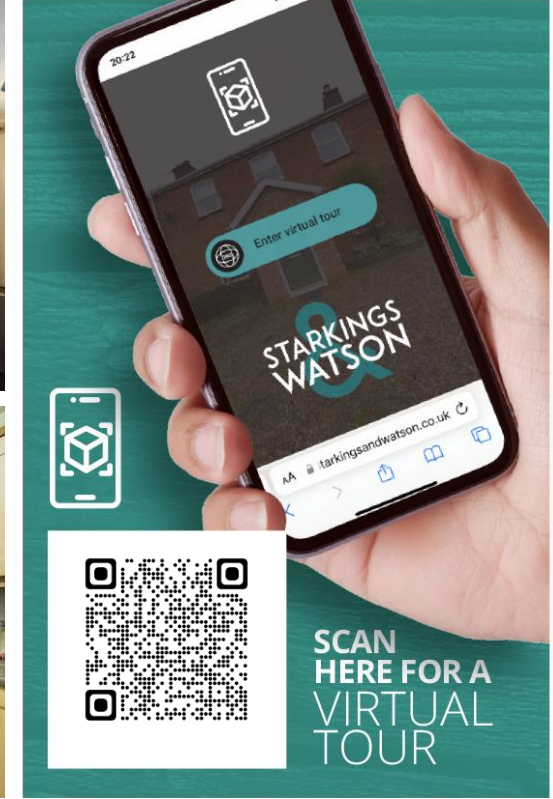
HAMILTON WAY

# Ditchingham, Bungay NR35 2JD

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached Bungalow
- Popular Village Location
- Three Double Bedrooms
- Sitting Room & Separate Kitchen
- Extended Conservatory & Side Porch
- Corner Plot with Generous Gardens
- Driveway Parking

#### IN SUMMARY

NO CHAIN. Located within the POPULAR VILLAGE LOCATION of DITCHINGHAM on a CORNER PLOT you will find this DETACHED THREE BEDROOM BUNGALOW presented in good order, and ready to move in! Having had a garage conversion over the years and additional conservatory space added, this bungalow offers almost 1000 Sq. ft (stms) of accommodation. Internally you will find a porch entrance, hallway, THREE AMPLE BEDROOMS, main bathroom, kitchen with side porch/utility, SEPARATE SITTING/DINING ROOM and conservatory to the rear. Externally you will find DRIVEWAY PARKING and a PRIVATE REAR GARDEN which is low maintenance. The property benefits from uPVC double glazing and oil fired central heating.

#### SETTING THE SCENE

Approached via a hard standing driveway providing off road parking for multiple vehicles. To the front and side you will also find lawned gardens and shingled areas, as well as gated side access to the rear garden on both sides. The main entrance door is

located to the front of the property.

#### THE GRAND TOUR

Entering via the main entrance door you will find a porch entrance with access to the main central hallway. The first room on the right is a double bedroom benefiting from a large walk-in cupboard and overlooks the front. The largest double bedroom is found on the other side of the hallway overlooking the front as well. The kitchen is a galley style with a range of cupboard units and rolled edge work surfaces over, as well as space for a range of white goods and integrated electric oven and hob. The kitchen gives access to the side porch/utility which is a useful space for a number of purposes also providing external access. The main sitting room is found to the rear of the bungalow with access to the extended conservatory beyond. To the rear you will also find the final third bedroom as well as the main family bathroom which has had updated and the bath removed in place of the shower.

#### THE GREAT OUTDOORS

The rear garden is low maintenance with paved and shingled areas with only a small amount of lawn. There is then plenty of space for table and chairs as well as a timber shed. The rear garden is fully enclosed with timber fencing and mature hedging.



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Bungay Office on **01986 490590**



### OUT & ABOUT

The village of Ditchingham is located approximately one mile from the market town of Bungay. The village has a local shop, post office and primary school, whilst Bungay offers a wider range of amenities including a number of boutique shops alongside everyday amenities. The City of Norwich is situated approximately 12 miles north west of Ditchingham. and provides further educational opportunities and transport links.

### FIND US

Postcode : NR35 2JD

What3Words : ///flying.windpipe.audible

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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**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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
957.66 ft<sup>2</sup>  
88.97 m<sup>2</sup>

