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*Norwich Road,
Ditchingham, Bungay.*

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**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 5.8 miles
Halesworth - 9.1 miles
Norwich - 15.2 miles
Southwold - 19.4 miles

An exciting opportunity to purchase this attractive detached bungalow situated on the Norfolk/Suffolk border Village of Ditchingham. The property is set in a 0.5 Acre Plot (stms) providing ample frontage and parking, formal gardens and open grassed area offering a variety of potential to the site and property. Internally the property is superbly presented and boasts a spacious sitting room, conservatory and kitchen/breakfast room along with two double bedrooms, shower room and additional lavatory. Viewing is essential to appreciate the space on offer.



Property

Entering the property via the front door we step into the generous reception hall of this deceptively spacious bungalow, the exceptional feeling of space and natural light that are consistent throughout are instantly apparent whilst attractive herringbone timber flooring hints towards the standard of finish throughout. To our left a door opens to the sitting room which at over 18.ft does not compromise on space, two large windows look to the front and side aspect and fill the room with natural light whilst French doors open to the conservatory further extending the space. A feature fireplace provides a cosy focal point to the room. The conservatory is superbly proportioned and offers a formal dining space for the current vendors while also providing an exceptional seating area to enjoy the views of the garden and fields beyond. Back in the hall we find the kitchen/breakfast room set to the rear of the bungalow and enjoying a view of the gardens. A range of units line the walls whilst large built in cupboards provide additional storage. A sink is set below the window and space is made for appliances. A door from here opens to the rear lobby which leads to outside and we find a large walk in store. Returning to the hall the space extends to the bedroom and bathroom area. On the left we find the first of the double bedrooms which boasts a fitted wardrobe. Adjacent the shower room boasts a modern white suite with walk-in shower, wash basin and w/c whilst an additional lavatory sits separately beside the shower room. At the head of the hall we pass a large storage cupboard before entering the main bedroom. This delightful dual aspect room offers superb space and boast double fitted wardrobes leaving ample space for the master bedroom furnishings. this completes the accommodation.







Outside

From Norwich Road we approach the property via gated access that passes through the attractive low set boundary wall and leads to the exceptional parking and turning space at the front of the property. The drive further extends to the side of the bungalow where we find the single garage whilst the generous front gardens are laid to lawn and framed with a variety of mature shrubs and bushes forming the boundaries. Access leads to both sides of the property where gates open to the rear. At the rear we are instantly struck by the space and views on offer. From both the conservatory and rear lobby we step onto the patio where we make the most of the south westerly aspect. The patio leads to a large area of formal garden which opens to the exceptional area grass land. The boundaries here are open to the fields beyond.

Location

The property sits on the Norwich Road, within 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 under a mile 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 too) 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: TBA

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR35 JL

Tenure

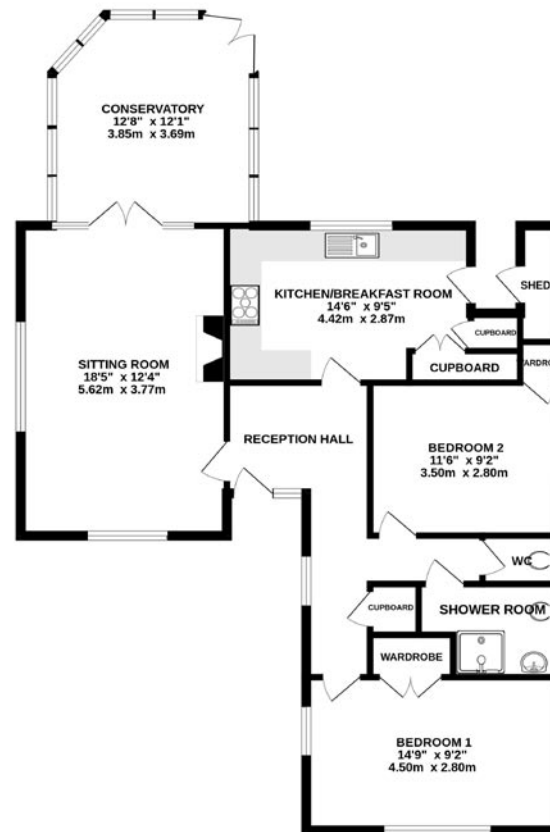
Vacant possession of the freehold will be given upon completion.

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
981 sq.ft. (91.2 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
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.