

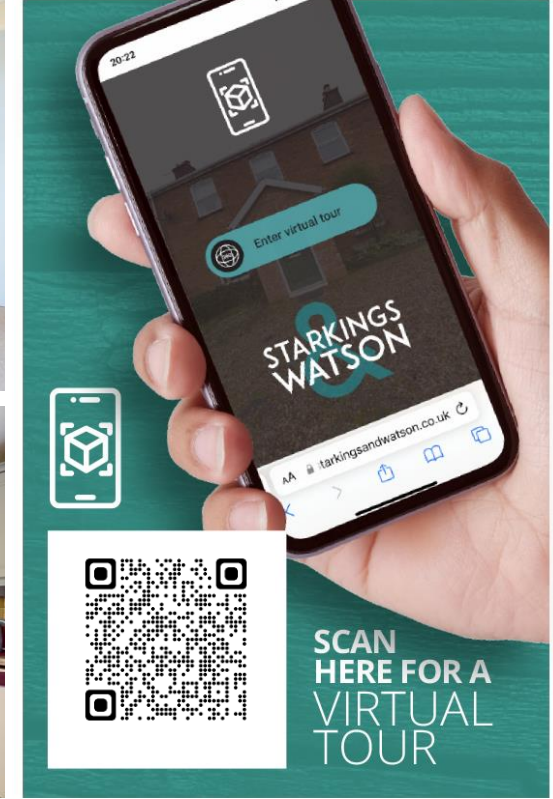
FREE LANE

Ditchingham, Bungay NR35 2DW

Freehold | Energy Efficiency Rating : F

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FOR SALE PROPERTY



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- No Chain!
- Modernised Semi-Detached Cottage
- Far Reaching Panoramic Field Views
- Dual Aspect Sitting Room & Conservatory
- Re-fitted Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Large Garden with Studio & Outbuildings

IN SUMMARY

NO CHAIN. With a STUNNING POSITION overlooking OPEN FIELDS, the cottage offers over 980 Sq. ft (stms) of accommodation, with the plot sweeping around and extending to 0.15 acres (stms). Having been UPDATED and WELL MAINTAINED, the property is WELL POSITIONED for easy access to BUNGAY and NORWICH, whilst enjoying a RURAL NON-ESTATE POSITION. Ample PARKING and a RANGE OF OUTBUILDINGS ensure a vast amount of flexibility - ideal as a STUDIO space. The property offers a typical cottage layout, with the inner hall leading to the 18' SITING ROOM with DUAL ASPECT WINDOWS and a feature fire place. The 18' KITCHEN/DINING ROOM has been UPGRADED with a modern KITCHEN setup, and a BUILT-IN BREAKFAST BAR. The conservatory EXTENDS the LIVING SPACE and demonstrates the EXTENSION POTENTIAL the property offers (stp). Upstairs, TWO DOUBLE BEDROOMS lead off, with a SHOWER ROOM.

SETTING THE SCENE

The property occupies a corner plot with far reaching field views to front. The shingled driveway provides ample off-road parking to the front and side of the property, with mature hedging and shrubbery to all

sides. From the road past the property rear access can be found to the garden whilst the garage is set back to the side of the property.

THE GRAND TOUR

The main entrance door is located to side of the property, and has been fitted with a stable door allowing for true country living. In the main hallway the stairs rise straight ahead of you to the first floor, with a traditional layout forming both the main living space and kitchen areas. Starting with the sitting room, a dual aspect room can be found with a feature fireplace and fitted carpet underfoot. This well proportioned room offers a fantastic light and bright feel with an electric radiator installed and ready for use. The kitchen/dining room is located opposite and is also a fantastic size having been well designed making use of the space with a large breakfast bar and dresser unit which forms part of the main kitchen design in a matching style. The kitchen is of a country style design with space for white goods and inset built-in cooking appliances. There is ample room for further furniture and the dining table, whilst storage can be found under the stairs. Sliding patio doors lead into the conservatory space which is an extension to the main living area, with full height windows to rear to allow you to take in the view across the garden and countryside beyond. With wood effect flooring underfoot and blinds above, the conservatory truly offers an extension to the main living space during the summer months. Back into the main entrance hall the stairs rise to the first floor, where a carpeted landing can be found with further built-in storage. Two bedrooms lead off, starting with the main double bedroom with dual aspect views over the adjacent fields. The second bedroom is equally well proportioned with a range of



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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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built-in wardrobes and storage. Attractive views can be found across the rear garden and far reaching fields beyond. The shower room also leads off the landing, with a three piece suite comprising a low level WC with hidden cistern, hand-wash basin set within vanity unit with ample storage below and a double shower cubicle with tiled splash-backs.

THE GREAT OUTDOORS

Leaving the property via the conservatory French doors, you can immediately appreciate the size and scale of the rear garden beyond. Starting with a patio area which is great for outside entertaining and alfresco dining, the bright and sunny aspect is adorned with a range of mature planting and a wildlife pond opposite. Gated access leads to the driveway and a door leads to the side garage with an up and over door to front. Heading down the garden which is laid to lawn, mature hedging, shrubbery and trees can be found with an opening leading to a secret garden which is equally well planted and offers an array of outbuildings. Including a storage shed and home office/studio with French doors, the outbuildings offer a wealth of opportunities whilst being situated within beautiful gardens and further mature planting. To the end of the garden there is a rear access from the road, along with a working space ideal for growing vegetables.

OUT & ABOUT

The property is 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 2DW

What3Words : ///zaps.carpentry.grad

VIRTUAL TOUR

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

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⁽¹⁾
 987.41 ft²
 91.73 m²



Floor 1



Ground Floor

