

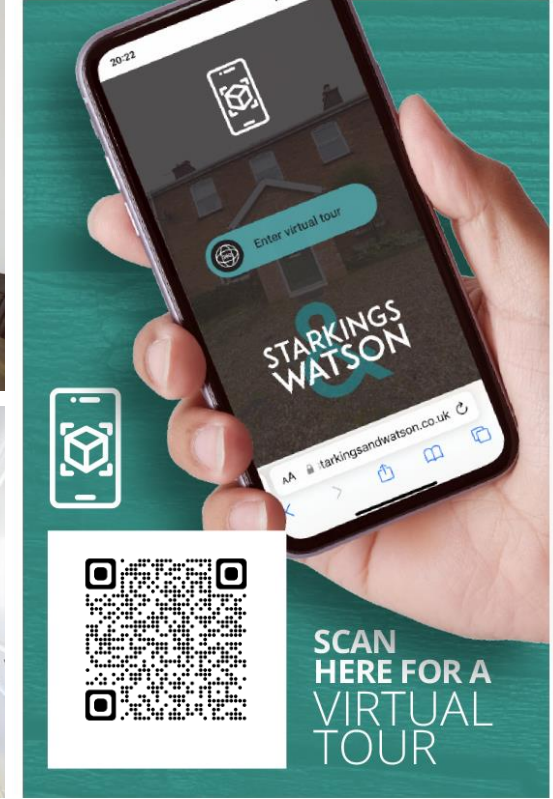
WATERSIDE DRIVE

Ditchingham, Bungay NR35 2SH

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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- No Chain
- Mid-Terrace Home
- Presented in Immaculate Condition
- Exclusive & Private Development
- Open Plan Living Space
- Integrated Kitchen
- Two Double Bedrooms & Two Bathrooms
- South Facing Gardens

IN SUMMARY

NO ONWARD CHAIN! Located within the SOUGHT AFTER and private development of the Maltings in Ditchingham, you will find this wonderfully well presented MID-TERRACE home having been upgraded by the current vendors. The property offers a TURN KEY proposition for potential purchasers and would make a perfect LOCK UP AND LEAVE or FIRST TIME PURCHASE. Internally you will find entrance hallway and W.C, open plan SITTING/DINING ROOM and kitchen with BI-FOLDING DOORS onto the rear garden. On the first floor there are TWO DOUBLE BEDROOMS, one with EN-SUITE shower room and one with home office area as well as the main family bathroom. Externally the SOUTH FACING REAR GARDEN is well kept and landscaped as well as offering TWO ALLOCATED PARKING SPACES to the front.

SETTING THE SCENE

The property is approached towards the end of the development with two allocated parking spaces in front of the property. There is a small frontage as well

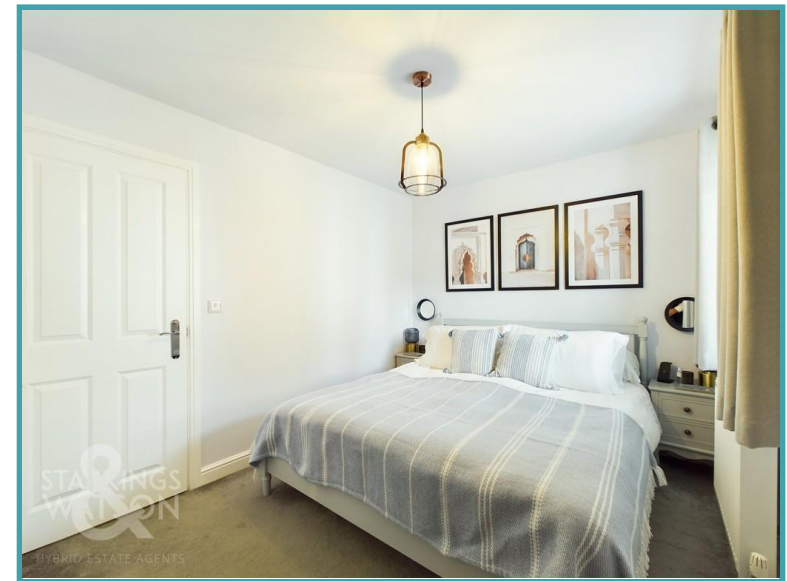
as the covered main entrance door to the front. From the front at the end of the terrace row there is a side access leading to the rear garden useful for taking the bins out.

THE GRAND TOUR

Entering the main entrance hallway you will find a very useful built-in storage cupboard housing the meters to the front as well as stairs to the first floor landing and the downstairs W.C. From the hallway there is access to the sitting/dining room and the kitchen. To the rear, the main living space is a bright room with wood effect flooring and bi-folding doors onto the rear garden, whilst being open plan to the kitchen. The kitchen is well fitted with a range of cupboards and rolled edge work surfaces over. The kitchen features an integrated fridge freezer, dishwasher, electric oven, electric hob and washing machine. Heading up to the first floor landing you will find two double bedrooms and a family bathroom. The bedroom to the rear features a range of built-in wardrobes as well as a fully tiled en-suite shower room. The family bathroom is again well fitted and fully tiled with a bath and rainfall shower over. The larger bedroom is located to the front, currently housing a super king size bed with a space for home working and large built-in airing cupboard. The property is double glazed throughout and features gas fired central heating.

THE GREAT OUTDOORS

The south facing rear garden is enclosed and well kept. Leading from the bi-folding doors in the main



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reception the garden offers a paved patio ideal for outside entertaining. The rest of the garden is laid to lawn with hedging and fencing enclosing as well as a secure gate to the rear leading round the side to the front providing direct access to the garden from the frontage.

OUT & ABOUT

Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Post Office, Hardware Store, Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.

FIND US

Postcode : NR35 2SH

What3Words : ///return.sneezing.partners

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property is a freehold sale although there is a communal charge for the site, payable to Trinity Estate Management of £447.45 pa, payable £37.28 a month.

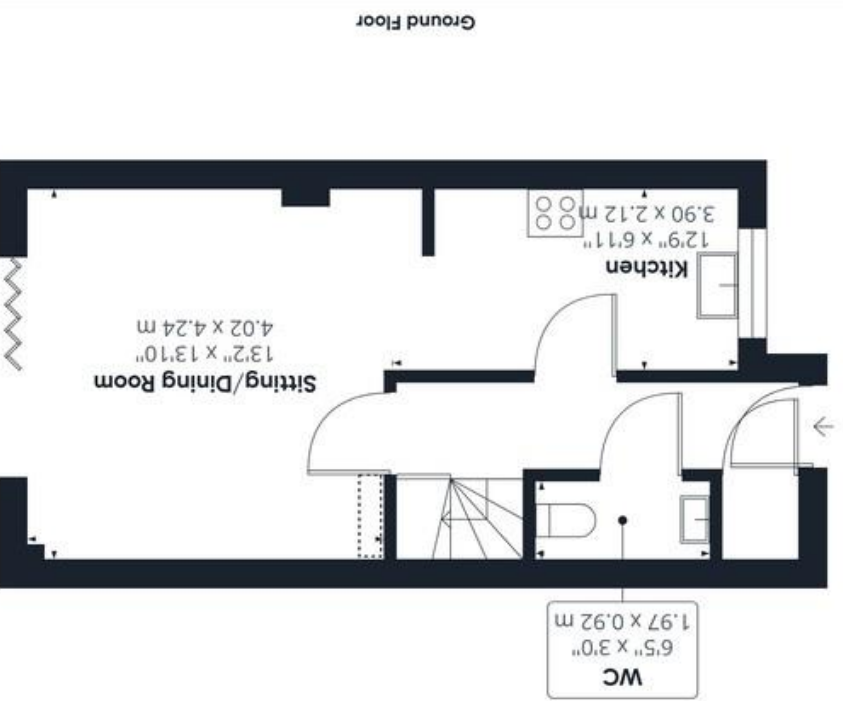
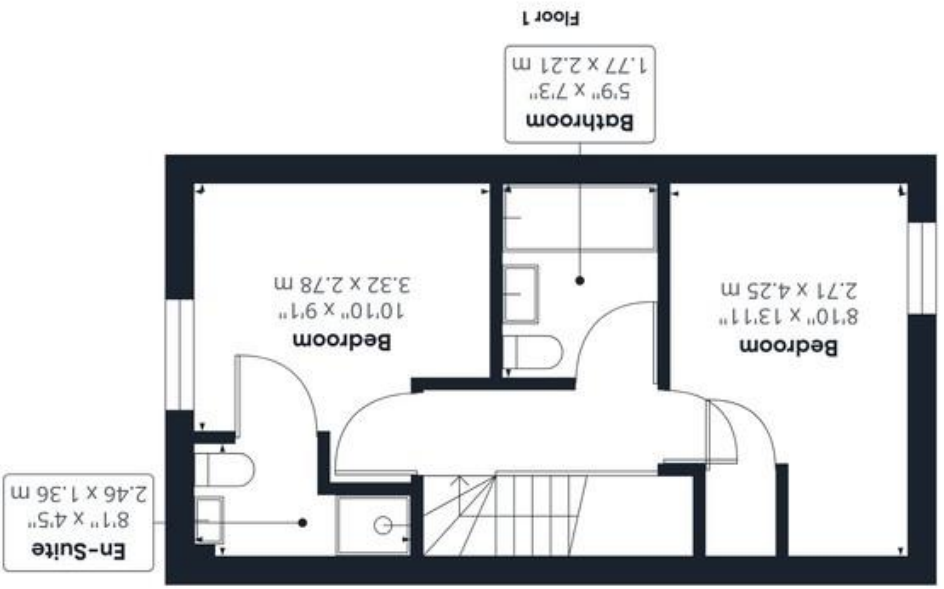
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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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

Reduced bedroom (below 1.5m/4.92ft)

Approximate total area⁽¹⁾
692.29 ft²
64.32 m²

Reduced bedroom
2.66 ft²
0.25 m²

