

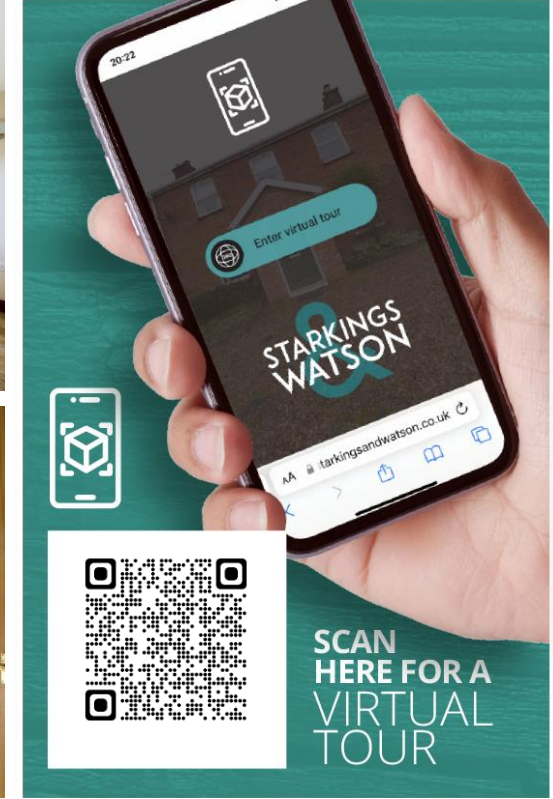
POPPY CLOSE

# Ditchingham, Bungay NR35 2SG

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- No Chain!
- Detached Family Home
- Over 1200 SQ FT (stms)
- Three Reception Rooms
- Three Ample Bedrooms
- Bathroom, En-Suite & W/C
- Private & Sunny Rear Garden
- Driveway Parking & Garage

### IN SUMMARY

NO CHAIN! Located within a small and QUIET CUL-DE-SAC in the POPULAR VILLAGE of DITCHINGHAM is this DETACHED FAMILY HOME having been extended offering over 1200 SQ FT (stms) of internal accommodation. Whilst the property could do with some updating its generally presented in good order and would make an excellent family home. Internally you will find THREE RECEPTION ROOMS to include a sitting room, dining room and extended dining/family room off the kitchen with utility space. There is also a w/c, THREE AMPLE BEDROOMS, en-suite shower room and family bathroom. Externally the garden is enclosed and private with a SUNNY ASPECT and large SUMMER HOUSE as well as attached garage and AMPLE DRIVEWAY PARKING.

### SETTING THE SCENE

Approached via a shingled driveway providing ample parking for multiple vehicles, this leads to the single garage. Also to the front there is a lawned frontage with mature trees and access to the main entrance door to the front. There is also gated side access

leading to the rear garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find built in storage as well as the w/c and stairs to the first floor landing. The first room to the left is the sitting room with a dual aspect and an open fireplace with doors opening onto the rear garden. To the other side of the hallway is the dining room overlooking the frontage which opens into the kitchen. The kitchen has a tiled floor as well as plenty of cupboards and solid worktops over. The kitchen has been extended over the years and offers a useful utility area as well as a large family room/dining space with direct access to the garden. Heading up to the first floor landing there is loft hatch access. The main bedroom is found to the right of the landing overlooking the garden with built in wardrobes and the en-suite shower room to the front. There is then a bedroom located to the rear and another double room to the front. You will also find the family bathroom with a bath and shower over. Attached to the house there is also a single garage with power and light and storage over with a rolling door to the front and rear access to the garden.

### THE GREAT OUTDOORS

The enclosed rear garden is mainly laid to lawn with various mature planted borders, trees and shrubs surrounding. There is a paved terrace to the rear of the house as well as paved pathway leading to the rear access for the garage. There is a large timber summer house with power and light and a veranda as



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well as greenhouse. The garden is enclosed with timber fencing also with a gated side access to the frontage.

#### 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 2SG

What3Words : ///credited.fortnight.movies

#### 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

Reduced headroom (below 1.5m/4.92ft)

Approximate total area (1)

1229.35 ft<sup>2</sup>  
114.21 m<sup>2</sup>

Reduced headroom

10.36 ft<sup>2</sup>  
0.96 m<sup>2</sup>

HYBRID ESTATE AGENTS

**STARKINGS WATSON**

**Floor 1**



**Ground Floor**

