



## Waveney Road, Ditchingham, Bungay

£995 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ Rural Village Setting
- ✓ Detached Bungalow
- ✓ Quiet Cul-De-Sac Location
- ✓ Renovated Kitchen/Dining Room
- ✓ Impressive Main Reception Room
- ✓ Three Ample Bedrooms
- ✓ Low Maintenance Gardens Side & Rear
- ✓ Driveway Parking & Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





### IN SUMMARY

Sitting prominently on a CORNER PLOT you will find this SPACIOUS DETACHED three bedroom BUNGALOW, which is very much a BLANK CANVAS. The property itself measures almost 1200 Sq. ft (stms) - a generous footprint with KITCHEN/DINING ROOM, IMPRESSIVE main SITTING ROOM, THREE AMPLE BEDROOMS. re-fitted family bathroom and W.C. Externally, there is driveway parking, DETACHED GARAGE and small manageable gardens to the side and rear. The property benefits from uPVC double glazing and oil fired central heating.

### SETTING THE SCENE

Approached from Waveney Road - a small and quiet cul-de-sac, onto the shingled driveway providing off road parking, leading to the garage. To the front you will also find hard standing area with a gate leading to the first part of the private rear garden, as well as extensive front gardens which have been landscaped. The main entrance is found to the far side of the property via a small gate.

### THE GRAND TOUR

Entering the property via the main entrance door into the main hallway you firstly find the re-fitted family bathroom, with separate shower and bath, and an adjacent W.C. To the same side of the bungalow you will then find a bedroom overlooking the front. The impressive sized sitting room can be found next with dual aspect windows to front and rear, doors leading onto the rear courtyard and offering a feature fireplace. On the opposite side of the central hallway you will find the re-

fitted kitchen/dining room with tiled flooring, a range of fitted cupboards and square edge work surfaces with space for all white goods. The electric oven and hob are built-in with an extractor fan over. There is space for the dining table as well as two built-in cupboards - one of which houses the oil fired boiler. There is also access to the side garden. Following the central hallway further you will then find two double bedrooms, with the largest one offering a range of built-in wardrobes. The property benefits from uPVC double glazing and oil fired central heating.

### THE GREAT OUTDOORS

To the front you will find a generous driveway providing ample off road parking which in turn leads to the detached garage. The front gardens are of a generous size having been landscaped with hard standing and a variety of planted beds and borders. The driveway leads to a gate which opens to the private rear courtyard garden. On the opposite side of the bungalow there is a path with a slate bed and rockery style garden featuring a wildlife pond. The path then in turn leads to the main access door and second entrance via the kitchen door. There is then a further small area of rear garden enjoying a southerly aspect which is laid to patio.

## OUT & ABOUT

Situated in Ditchingham just outside the market town of Bungay but within an easy walk, providing 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

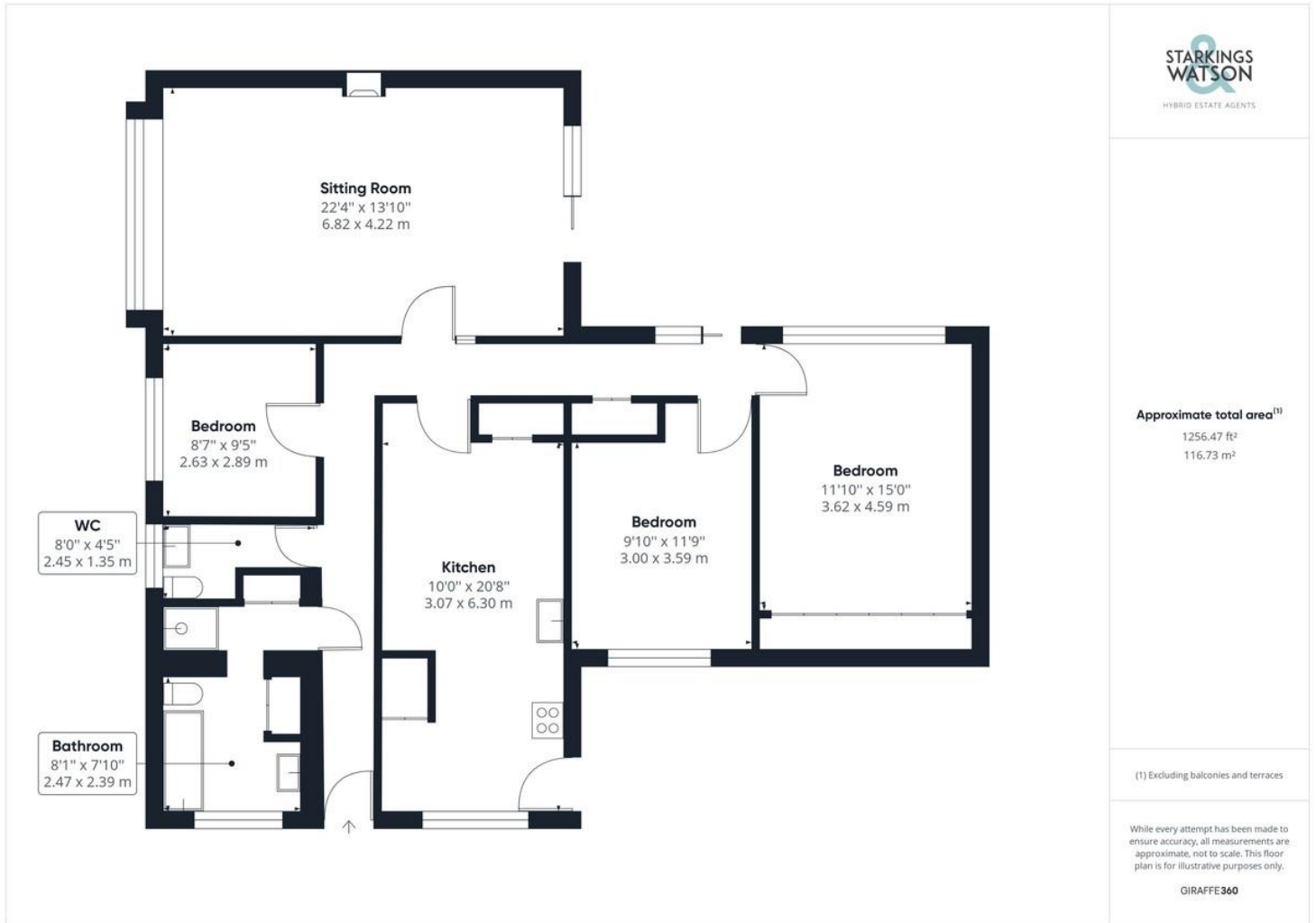
Postcode : NR35 2RF

What3Words : ///spoils.collapsed.ditching

## VIRTUAL TOUR

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





Agents Note: 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.