



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

Just over the border from Suffolk into Norfolk in the beautiful Waveney Valley is the pretty village of Ditchingham. It looks over the river to historic Bungay, a thriving market town which is the home of a number of significant local businesses including Fen Farm Dairy (manufacturers of Baron Bigod cheese), Richard Clay & Sons Printing and St Peter's Brewery. There is a weekly market and plenty of amenities including schools and a mix of primary schools and a high school, as well as a mix of cafes and restaurants offering local produce. Transport links are good, with the A143 running southwest to Bury St Edmunds and the A146 heading into Lowestoft. Regular fast trains run from nearby Beccles into Ipswich and thence to London Liverpool Street.

Ditchingham itself is listed in the Domesday Book and at that time was part of the East Anglian estates owned by William I. Its name derives from the Old English words for the homestead of Dicca's people. The village sits in particularly beautiful countryside, much of it part of the Ditchingham Hall estate, ancestral seat of the Earl Ferrers. Ditchingham has a primary school, village hall, stores, park, playground and skate park, as well as a restaurant. The parish church of St Mary's is Grade I listed and has one of the tallest fifteenth century towers in South Norfolk. The Broads National Park is nearby and the Sunrise Coast is an easy drive.





## *A Smart and Practical Family Home*

Standing on a quiet no through road on a large plot is this handsome detached family home built seven years ago. The present owners bought it from new, attracted by its lovely village location, generous off street parking ideal for family parties and peaceful setting. Since moving in, they have replaced the bathroom, installed a large corner bath, put air conditioning in three of the rooms, redecorated and laid tiled parquet flooring in the hall. They also put solar panels on the roof, installed CCTV cameras, an alarm system and integral smoke detectors. There is enough room to park around ten cars on the drive to the front which is ideal for the many family barbecues and parties the owners have hosted over the past seven years. The drive is accessed via a pair of electric gates and the entrance porch is on the side of the house leading into the spacious and airy entrance hallway with its attractive parquet-style flooring and the staircase curving up to the first floor. There is a useful understairs cupboard, ideal for hanging up coats and stowing shoes. To the right is the elegant living room flooded with natural light pouring through the window and the double doors which lead onto the generous conservatory next door. This is the main family space and is the perfect place for relaxing with a glass of wine after work, watching TV or socialising. The owners have many happy memories of family occasions and very much appreciate the versatile and spacious accommodation on the ground floor which means that the extended family can spread themselves out. The spacious, light filled conservatory has wonderful views over the garden and to the paddock beyond and is much used for socialising in the summer. A pair of double doors lead on to the attractive semi circular brick patio which is perfect for parties. In the winter, the Christmas tree sits here and it is a wonderful overflow room for the grandchildren.

The crisp, contemporary kitchen/breakfast room benefits from a plain tiled floor, high gloss white cabinets, an integrated double electric oven with extractor hood and 3D lit pink effect splashback, integrated dishwasher, fridge and freezer. There is space for a table and chairs which is where the owners tend to eat their breakfast and enjoy relaxed informal meals. Next door is the useful utility room with a second sink, preparation areas and cupboards. To the left of the hallway is the smart three piece family bathroom with large corner bath, rectangular counter top basin with marble splashback and mirror with integral lights with different settings, chrome towel heater and airing cupboard. Decorated in grey and white, the bathroom is crisp and contemporary in style. There is an attractive dining room which is used for entertaining and socialising and which is a useful extra reception room. There are two further rooms on this level, both multi-use and versatile. One is currently being used as a study, but equally could be an accessible bedroom. The other has also been a bedroom in the past but is currently being used as a family room. If desired, one or both could be used as bedrooms giving huge flexibility to the layout of the house.



*A Contemporary Space*



*“The property been built with an eye to space, light and versatility...”*



The first floor is a delightfully spacious and light filled space with views over the village. The principal bedroom is very large and benefits from four built in wardrobes and a wallpapered feature wall above the built in dressing table. There is more than enough room for a cosy armchair or two, ideal for daydreaming and there is also useful eaves storage. The bedroom is enhanced by the presence of a really smart en suite shower room flooded with natural light via a skylight. There is a generous walk in shower, a counter top basin and a chrome towel rail. The second bedroom is also a very good size with eaves storage. It is presently used as the grandchildren's bedroom, but if desired, it would work very well as a hobby room, den or teenage hangout.

# LOCATION

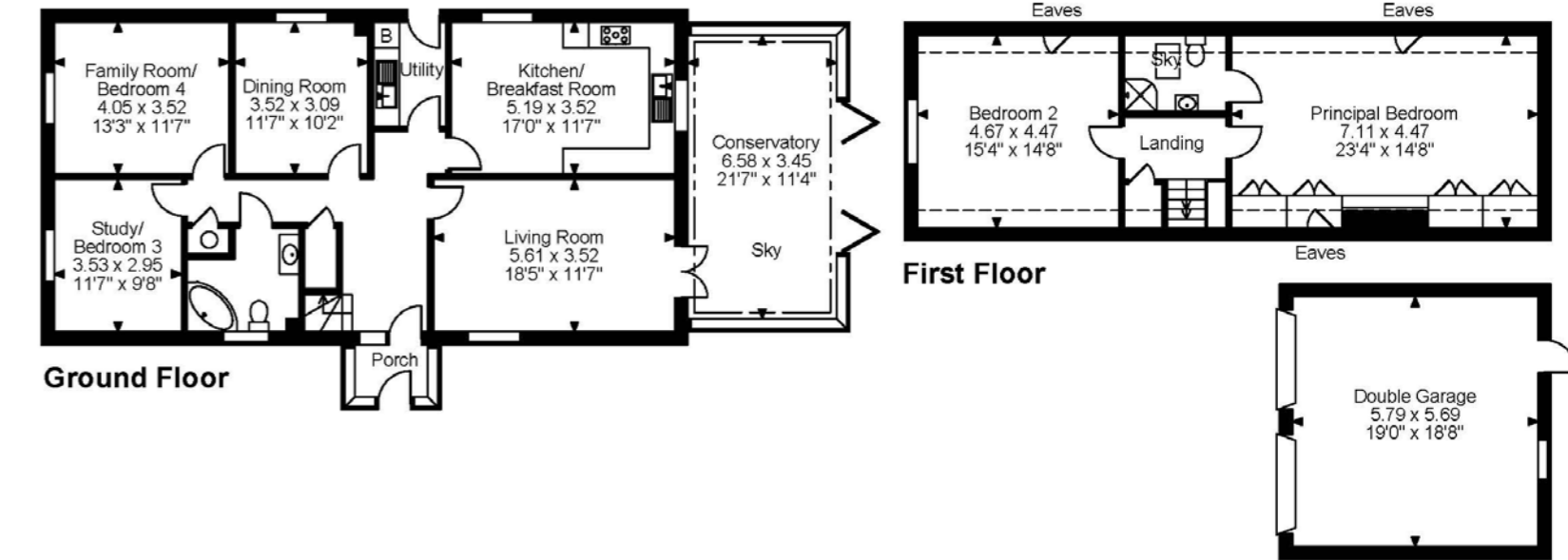
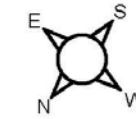
The generous back garden is divided into three sections. To the right is a gravelled section by the garage with a small metal storage area and a shelter under which sits the barbecue. To the rear of the house by the conservatory is the large semi circular walled patio. The rest of the garden is laid to lawn with plenty of room for children's play equipment and the potential to plant up flowerbeds, a vegetable patch or fruit cage. At the end of the garden is a large open meadow which, although not part of the property, affords delightful rural views. It is fenced and gated off. The large double garage with power and light has a workshop area to the rear and, if desired, and with the correct planning permission in place, could be converted into a home gym or cinema room.

The neighbours are all very pleasant and Ditchingham is a thriving and close-knit community. Nearby Bungay is only an easy fifteen minute stroll away and with its choice of restaurants, cafes and pubs, the idea choice for a leisurely lunch or dinner. With delightful walks by the river, lovely views, good transport links and a charming location within easy reach of the open Norfolk countryside, Broads National Park, Waveney Valley and Sunrise Coast, this immaculate family home with its smart and versatile interior, generous off street parking, large garden and garage is an absolutely wonderful find.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Main House = 1973 Sq Ft/183 Sq M  
 Garage = 355 Sq Ft/33 Sq M  
 Total = 2328 Sq Ft/216 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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