



*Waterside Drive,
Ditchingham, Bungay*



**MUSKER
McINTYRE**
ESTATE AGENTS



Bungay - 0.7 miles

Beccles - 6.1 miles

Norwich - 17.9 miles

Southwold & The Coast -18.6 miles

Set within this popular, modern development on the edge of the village of Ditchingham we are pleased to offer this particularly well appointed TWO DOUBLE BEDROOM home. The property boasts generous accommodation coupled with an exceptional standard of finish throughout offering two double bedrooms, the master enjoying an en-suite shower room whilst the main bathroom leads from the landing. On the ground floor the entrance hall leads to a large cupboard and w/c whilst the main accommodation flows open plan with bi-folding doors opening to the garden. The property benefits from two parking spaces and is offered with no onward chain.

The Property comprises briefly:

- Entrance Hallway
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Master Bedroom & En-Suite Shower Room
- Double Guest Bedroom
- Main Bathroom
- Enclosed Rear Garden
- Off Road Parking



The Property

Stepping through the front door of this attractive home we are welcomed by the entrance hall. To the immediate left we find an ample boot and coat cupboard adjacent to the ground floor cloakroom which is finished to the excellent standard found throughout the entire property. Passing the foot of the stairs we find a door opening to the main accommodation where our living and kitchen space flows open plan. Our eye is instantly drawn to bi-folding doors that open to the rear garden and fill this space with natural light. The sitting/dining room offers a superb entertaining space finished with timber effect flooring that continues from the entrance hall. The kitchen boasts the highest standard of finish with a range of high gloss units set against contrasting granite effect work surfaces, The units incorporate the fridge freezer, washer/dryer and dishwasher whilst the oven, hob and extractor are also found fitted. An inset stainless steel sink unit sits below the window looking to the front aspect and tiled flooring further complements the room. Climbing the stairs to the first floor we step onto the landing and find the main bathroom. Fitted with a contemporary suite set against contrasting tiled splash backs this room echoes the quality of finish throughout. To the front of the property we find our double guest bedroom with a large fitted cupboard housing the gas combi boiler whilst at the rear we find the master bedroom suite over looking the garden and beck beyond. A door from here opens to our en-suite which is fitted with a shower, wash basin and w/c. This completes the accommodation.



Outside

The front garden is laid to a low maintenance beds planted with box hedging whilst an attractive storm porch leads us to the front door. Our two allocated parking spaces are set directly outside the property. At the rear the bi-folding doors from the sitting room open to our private rear garden which enjoys a southerly aspect perfect for the enjoying the sun. A patio area is set to the rear of the house and leads from the bi-folding doors. The garden itself is laid to lawn providing a low maintenance green space framed with attractive hedging and fences

Location

The property occupies a semi rural position set on this popular, modern development on the outskirts of the village of Ditchingham set on the northern edge of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: B

Local Authority

South Norfolk Council

Tax Band: B

Postcode: NR35 2SH

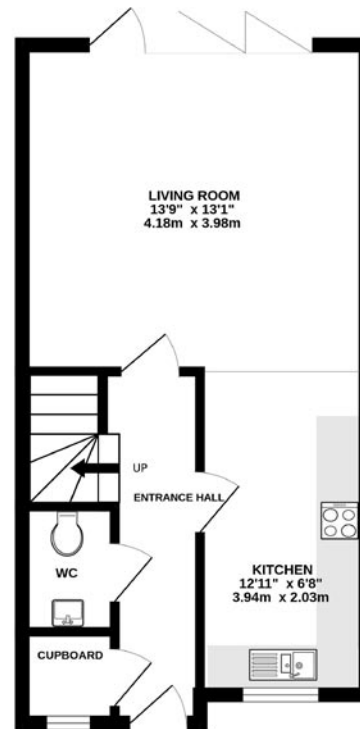
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

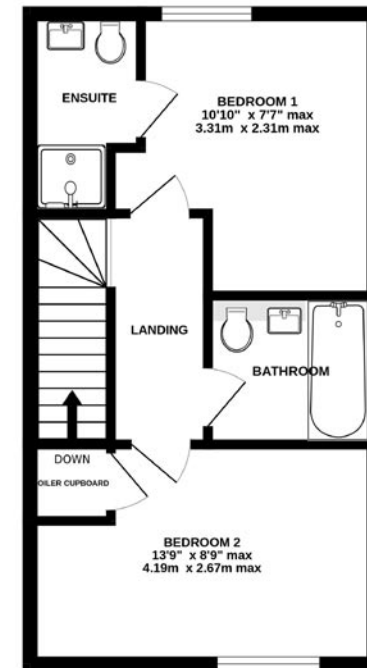
Tenure

Vacant possession of the freehold will be given on completion. Although the property is freehold a service charge of £340.00 per annum is payable for the maintenance of the communal grounds.

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

| | |
|------------|--------------|
| Beccles | 01502 710180 |
| Diss | 01379 644822 |
| Norwich | 01603 859343 |
| Harleston | 01379 882535 |
| Loddon | 01508 521110 |
| Halesworth | 01986 888205 |

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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