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*Millfield Close,*  
Ditchingham, Bungay.

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



Bungay - 1.2 miles  
Beccles - 6.1 miles  
Norwich - 15.9 miles  
Southwold - 18.2 miles

Situated in the centre of the popular village of Ditchingham we are pleased to offer the rare opportunity to purchase this single storey, freehold maisonette. The property boasts off road parking for two vehicles at the front and an enclosed, paved courtyard garden to the rear. Inside we find a large open plan sitting/ bedroom space, kitchen, bathroom and a generous lobby area with fitted storage. The property is offered with No Onward Chain posing a superb investment, second home or first time buy opportunity.

**Accommodation comprises briefly:**

- Sitting Room/Bedroom
- Kitchen
- Bathroom
- Lobby with Storage
- Generous Rear Courtyard Garden
- Off Road Parking for Two Vehicles



**Property**

Entering the property via the front door we pass under the storm porch and external store cupboard, stepping inside we are welcomed into the main space of this surprising little home. A window to the front aspect fills the space with light whilst French doors open to the garden which further enhances the natural light throughout. This space serves as both sitting room and bedroom for the property and approaching 18.ft offers ample room to split if needed. At the front of the room a door opens to a large lobby area where we find a cupboard and a generous closet which provides superb storage. A door from the lobby opens to the bathroom, where a modern white bathroom suite is set against attractive tiled splash backs. A shower is fitted over the bath. At the rear of the property the kitchen leads from the main living space. A window looks onto the rear garden where we find a sink set below. Space is made for a cooker, fridge and washing machine whilst the airing cupboard offers superb additional storage. This completes the accommodation.



### Outside

From Millfield Close we approach the property via the parking area, where ample space is made to park two vehicles. From here a path dissects the shingled front garden and leads to the front door where we find a garden store attached to the property. At the rear we find a delightful courtyard garden accessed from French doors in the sitting room. A large covered seating area is set to the rear of the property whilst the garden itself is fully enclosed by timber fencing. The courtyard is paved for ease of maintenance. A gate leads to the access at the rear and large timber shed is in situ.

### Location

The property is situated in the heart of the village, within easy walking distance of the park, primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School catchment area. Bungay lies 1.2 miles away within the popular Waveney Valley and 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 unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

All mains connected.  
Energy Rating: D

## Local Authority:

South Norfolk Council  
Tax Band: A  
Postcode: NR35 2QJ

## Tenure

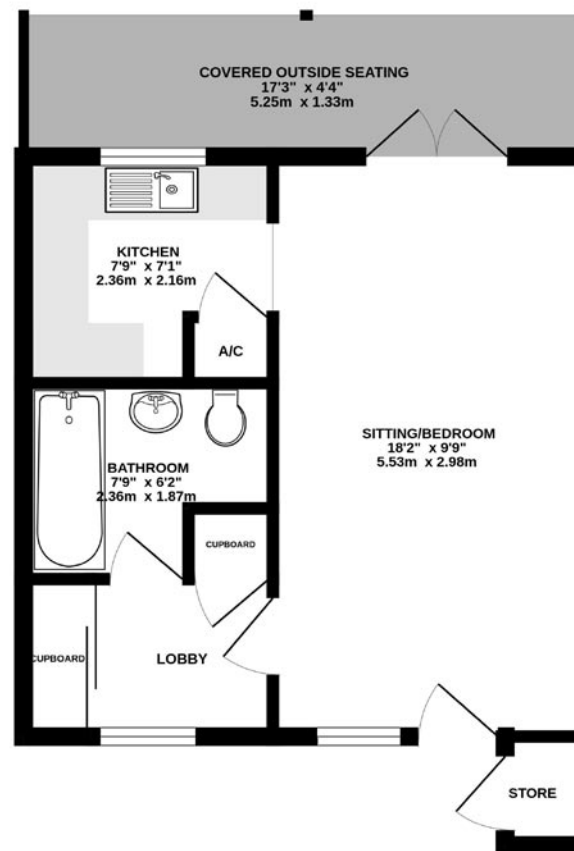
Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £125,000**

GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



To arrange a viewing, please call 01986 888160

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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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