

STATION ROAD

Ditchingham, Bungay NR35 2QW

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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- Semi Detached Family Home In Quiet Location
- Extended and Improved
- Bay Fronted Sitting Room With Fireplace
- Large Open Plan Kitchen/Dining Room & Garden Room
- Three Double Bedrooms
- Two Bathrooms
- Private Gardens With Field Aspect Beyond
- Plenty of Driveway Parking

IN SUMMARY

Situated on a QUIET and SOUGHT AFTER 'no through road' within the village of DITCHINGHAM you will find this EXTENDED yet TRADITIONAL SEMI-DETACHED FAMILY HOME presented in EXCELLENT ORDER. The house offers comfortable accommodation extending to more than 1200 SQ FT (stms) with porch and hall entrance, SITTING ROOM with bay window, IMPRESSIVE KITCHEN/DINING ROOM which is the HEART OF THE HOME, conservatory, utility/lobby and ground floor family bathroom. On the first floor there are THREE DOUBLE BEDROOMS and a further shower room. Externally you will find GENEROUS SOUTHERLY FACING GARDENS with large partly covered TERRACE, garage, workshop and covered pergola ideal for a HOT TUB! To the front there is PLENTY of DRIVEWAY PARKING on the brickweave driveway. The property has been impressively upgraded by the current owners with complete uPVC double glazing recently installed.

SETTING THE SCENE

Approached via Station Road you will find a brickweave driveway providing ample off road parking for at least three vehicles. There is gated side access leading to the rear garden and a step up to the main entrance door to the front into a porch entrance.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance with plenty of space for coats and shoes. This in turn leads into the main hallway with stairs to the first floor landing and understairs storage. The sitting room is found to the left, a wonderful room with bay window to front and an open fireplace. The heart of the home is the kitchen/dining room found to the rear of the house, the dining space benefits from wood effect flooring and doors into the extended conservatory beyond. The kitchen is open plan to the dining space separated by a great breakfast bar. The kitchen offers plenty of fitted units with solid worktops over as well as space for double range style oven and wine fridge. There is also space for a washing machine and fridge/freezer as well as a larder cupboard and plinth lighting. The conservatory beyond offers another useful reception space with doors opening onto the rear terrace. The utility space can be found off the conservatory with access beyond to the ground floor bathroom featuring a separate bath and shower, excellent for family life. Heading up to the first floor galleried landing you will find loft hatch access and built in storage cupboard also. The main bedroom is



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found to the front of the house with space for large wardrobes. To the rear there are two further double bedrooms with ample space as well as an upstairs shower room/WC. The property has been recently re-fitted with replacement uPVC double glazing and benefits from oil fired central heating.

THE GREAT OUTDOORS

Leading from the double doors in the conservatory you will find a raised paved terrace ideal for outside dining and entertaining. The terrace features a covered pergola with steps leading down to the main section of garden. The main part of the garden is laid to lawn with path leading to the end of the garden. Within the garden you will find well stocked planted borders with mature shrubs as well as detached timber built garage and shed with electric roller door power and light as well as hard standing covered area ideal for a hot tub which included in the sale and adjacent summer house. The garden is enclosed with timber fencing.

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 2QW

What3Words : ///renting.tilts.mining

VIRTUAL TOUR

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

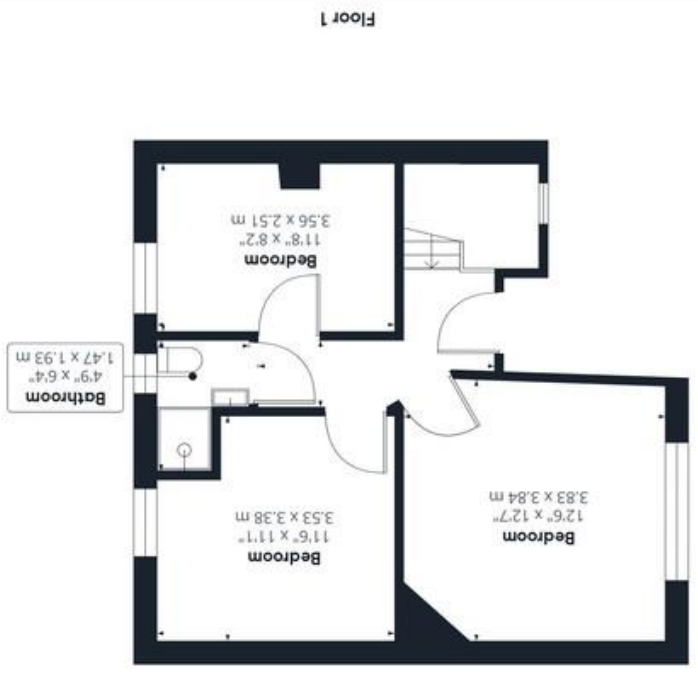
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Price:



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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.

Excluding balconies and terraces

Approximate total area™

1251.77 ft²

116.29 m²

