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*Wild Flower Way,
Ditchingham, Bungay.*

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ESTATE AGENTS

Situated on an attractive cul-de-sac within the popular village of Ditchingham is this well presented mid terrace house. The property boasts a modern kitchen and bathroom which complement this delightful home. To the ground floor we find a the kitchen and breakfast room, sitting room and conservatory, whilst upstairs the property boasts two double bedrooms and a bathroom. Outside generous front and rear gardens further complement this attractive home and two allocated parking spaces are found in the parking area to the rear. The property is offered with No Onward Chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen Breakfast Room
- Conservatory
- Master Bedroom
- Second Bedroom
- Bathroom
- Gardens
- Off Road Parking



Property

Entering the property via the front door we are welcomed by the spacious entrance hall which provides a perfect spot under the stairs for our coats and boots whilst doors open to both our kitchen breakfast room and sitting room whilst the stairs rise to the first floor. The kitchen breakfast room is set at the front of the property enjoying a view of the front garden and quiet cul-de-sac. The kitchen is fitted with a modern range of wall and base units which are complemented by contrasting work surfaces and flooring. A fitted oven, hob and extractor feature whilst space is made for our fridge freezer and washing machine. Stepping to the rear we find the sitting room, which offers a generous reception area and extends into the conservatory at the rear. This superb additional space enjoys a view of the rear garden and enjoys the south westerly aspect. On the first floor we find doors leading from the landing to both bedrooms and the bathroom. At the rear the master bedroom offers a superb double room which enjoys a view of the rear garden and green space beyond. At the front a second double bedroom enjoys over stairs storage which houses the hot water tank. Completing the accommodation the bathroom offers a fitted bath, w/c and wash basin.



Outside

To the front of the property we find a generous garden area laid to lawn with a path leading us to the front door entrance. At the rear of the property we find a generous garden area which is fully enclosed by timber fencing. Stepping out of the French doors from the conservatory a small area of patio offers a perfect spot to enjoy the south westerly aspect which benefits from the afternoon and evening sun. A path leads us along the length of the garden passing the lawn to a further area of hard standing where a timber shed is in situ. A gate from here opens to the parking area where we find two parking spaces.

Location

The property is situated on the edge of the village yet within easy walking distance of the park, primary school, village green, convenience store, public house and Broome Heath, ideal for those who enjoy walking and getting back to nature. The house 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

Electric storage heating. All mains connected.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2SF

Tenure

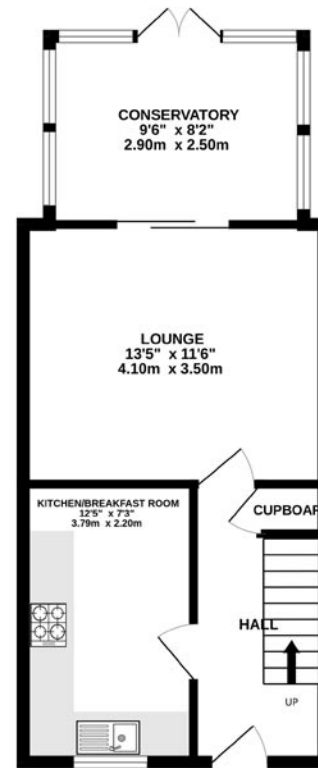
Vacant possession of the freehold will be given upon completion.

Agents' Note

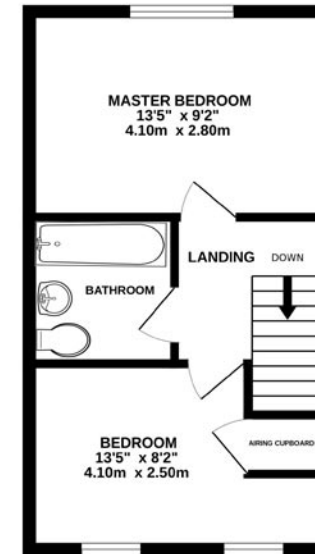
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £209,000

GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

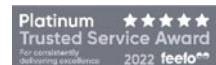


TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given to their operability or efficiency can be given.
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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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk