



Ditchingham Dam, Ditchingham - NR35 2JH



## Ditchingham Dam

Ditchingham, Bungay

Found in a TUCKED AWAY and PRIVATE location on the fringes of BUNGAY in DITCHINGHAM DAM is this SEMI-DETACHED HOME which benefits from the most wonderful far reaching MARSH & MEADOW VIEWS. The property whilst being an excellent size internally also offers VERY GENEROUS and MATURE REAR GARDENS giving a great sense of space. Internally the cottage which originally was one of the mill cottages offers over 1200 SQ FT of accommodation (stms) with TWO MAIN RECEPTIONS, utility room, shower room and separate kitchen as well as storage space. On the first floor there are THREE GENEROUS BEDROOMS and W/C. The cottage offers a good blend of original character features and modern living with further extension potential (stp) if required. To the front there is plenty of OFF ROAD PARKING and is positioned within an easy walk of the town centre with all the amenities on your doorstep.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Semi-Detached Home
- Stunning Location With Marsh Views
- Private Position With Cul-De-Sac
- Two Generous Reception Rooms
- Kitchen, Utility Space & Bathroom
- Three Ample Bedrooms & W/C
- Impressive & Private Garden Backing Onto Fields
- Driveway Parking

OUT & ABOUT Situated in Ditchingham Dam, just outside the market town of Bungay but within an easy walk, providing many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Post Office, Hardware Store, Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.

#### SETTING THE SCENE

The property is approached via the shared driveway with parking to the front and side of the house. There is side gated access to the rear garden and the main entrance door to the side.



NGS  
ON  
AGENTS

## THE GRAND TOUR

Entering via the main entrance door to the side there is a porch which leads into one of the main reception rooms currently used as a dining room. This room has wood effect flooring with an open fireplace as well as lovely high ceilings. Three rooms are accessed off the dining room with the main sitting room found to the front. The sitting room has a dual aspect to front and side with lovely views as well as the same wood effect flooring and high ceilings. The kitchen is found off the dining room to the rear with a range of storage units and rolled edge worktops over. You will find space for fridge/freezer, dishwasher, washing machine as well as rear access to the garden. A very useful inner hallway/utility space can be found off the dining room which gives access to the first floor landing as well as to the rear garden via the rear lean to. There is plenty of built in storage and understairs cupboard. Off the hallway there is a shower room which has been recently upgraded with a corner shower and aqua board splashbacks. Heading up to the first floor landing you will find three ample bedrooms and a w/c. To the left overlooking the rear garden is a double bedroom and to the front there is the main double bedroom which has wonderful far reaching views. You will then find another double bedroom to the rear adjacent to the upstairs w/c. The property benefits from uPVC double glazing and recently installed electric thermostatic panel radiators.

## FIND US

Postcode : NR35 2JH

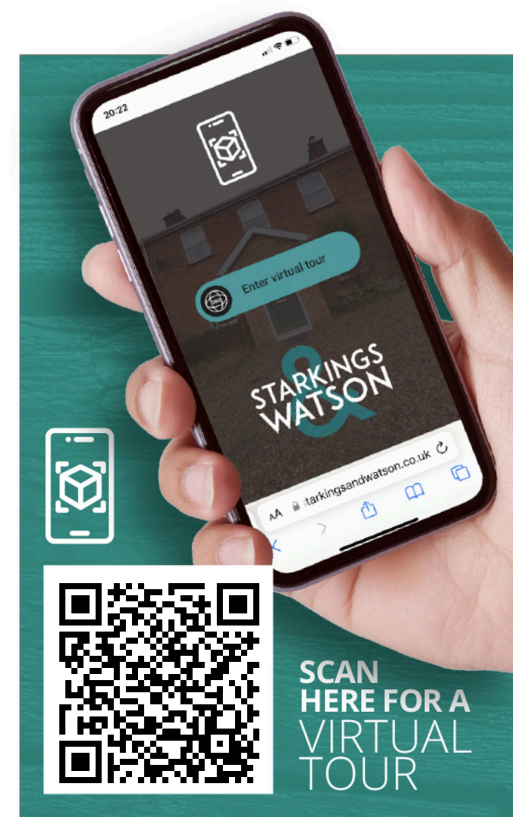
What3Words : ///baseless.hound.slogans

## VIRTUAL TOUR

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

## AGENTS NOTE

Buyers are also advised there was a historic flood in winter 2020 within the area caused by a blocked sluice gate nearby. The damage caused has been fully rectified and the flood is highly unlikely to happen in the future.



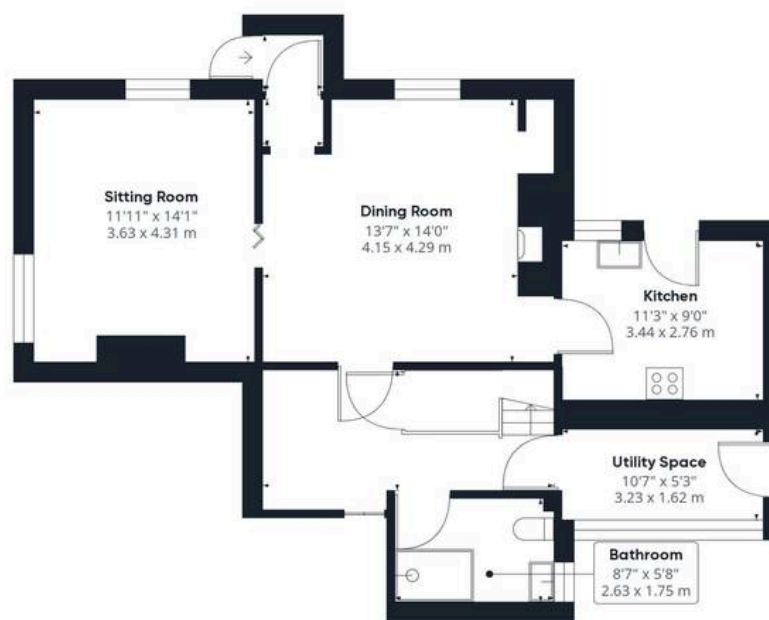




## THE GREAT OUTDOORS

The rear garden is very generous in size and benefits from stunning far reaching views to the side and rear across open meadows and grazing land. The initial part of the garden is paved with hard standing, an exposed brick and flint wall and then shingled pathway leading up the garden. The main part of the garden is laid to lawn with shingled pathway as well as extensive planted borders and mature trees and shrubs. The top part of the garden is also laid to lawn and benefits from greenhouse and timber shed as well as a wonderful summer house.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1225.14 ft<sup>2</sup>

113.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.