

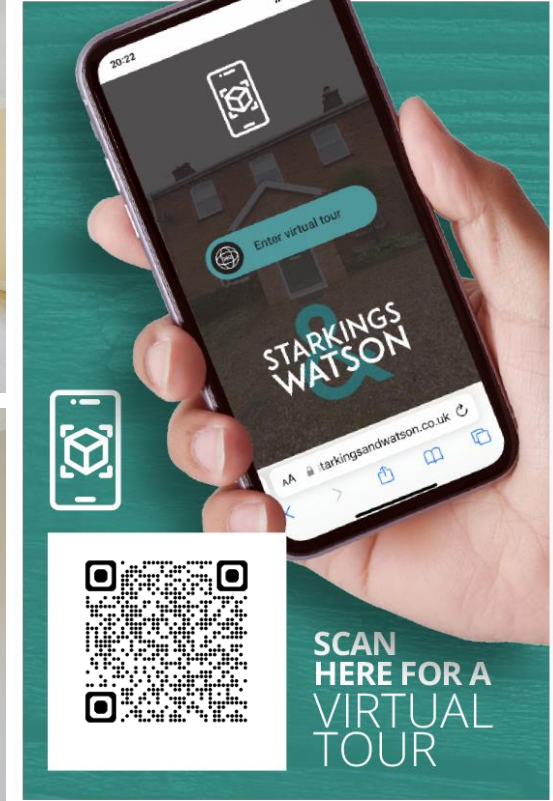
WILD FLOWER WAY

# Ditchingham, Bungay NR35 2SF

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- No Chain!
- Requires Updating & Modernisation
- Mid-Terrace Home
- Allocated Parking to Rear
- Sitting/Dining Room
- Kitchen with Garden Access
- Two Bedrooms
- Garden with Open Rear Aspect

### IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this mid-terrace home is ready for FLOORING and to MOVE-IN. With a FRESH NEW DECOR the property offers uPVC DOUBLE GLAZING and electric storage heating. The accommodation comprises a porch entrance, SITTING/DINING ROOM and KITCHEN with GARDEN access. Upstairs, TWO DOUBLE BEDROOMS lead off the landing - both with built-in storage, with a family bathroom complete with a shower and tiled splash backs. Outside, the GARDEN offers an OPEN REAR ASPECT, complete with fenced boundaries, a brick-weave PATIO and GATED ACCESS to the tandem PARKING to the rear.

### SETTING THE SCENE

Set back from the road, a low maintenance shingled frontage leads to the property, with a central footpath. The parking can be found to the rear from a shared driveway.

### THE GRAND TOUR

Heading inside, the porch entrance is ready for flooring, with a uPVC double glazed window to front and electric fuse box. A door leads to the sitting/dining room, with stairs rising to the first floor, window to front and two electric storage heaters. A door leads to the kitchen, with a range of wall and base level units, rolled edge work surfaces, integrated cooking appliances including a hob and electric oven, with wood effect flooring and space for general white goods. Upstairs, the landing is ready for flooring, with the two double bedrooms also ready for flooring, with uPVC double glazing and built-in wardrobes. The family bathroom is partly tiled and complete with a three piece suite, with a shower over the bath.

### THE GREAT OUTDOORS

Heading to the rear garden, a brick weave patio leads from the kitchen, with a lawn, adjacent hard standing pathway and planted borders, all enclosed within timber panelled fencing. A gate to the rear leads to the parking area.

### OUT & ABOUT

Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides 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.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



#### FIND US

Postcode : NR35 2SF

What3Words : ///commands.gradually.protests

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

**Approximate total area\***  
533.28 ft<sup>2</sup>  
49.54 m<sup>2</sup>

**Reduced headroom**  
7.66 ft<sup>2</sup>  
0.71 m<sup>2</sup>

**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

