

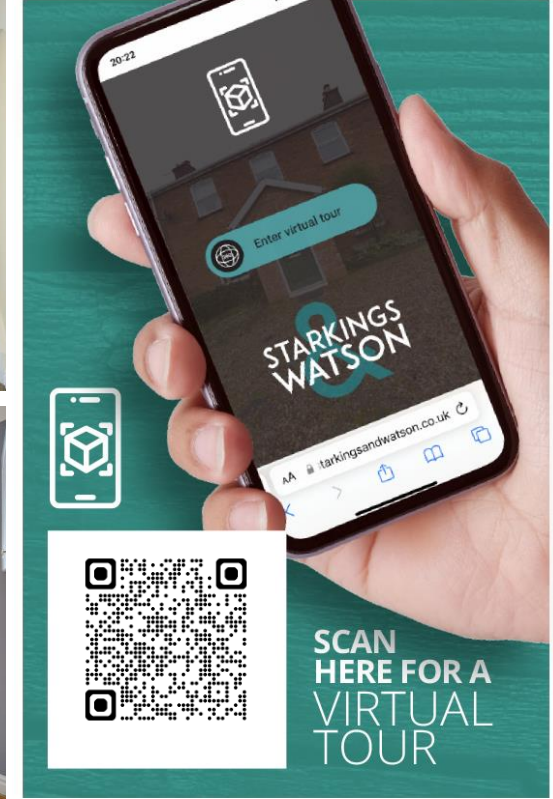
WILD FLOWER WAY

Ditchingham, Bungay NR35 2SF

Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- End-Terrace Home
- Parking to Rear
- Garden with Open Rear Aspect
- Sitting/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- uPVC Double Glazing & Electric Heating

IN SUMMARY

This RE-DECORATED END-TERRACE HOME occupies a popular residential location, with PARKING to rear and a LAWNED GARDEN which enjoys an OPEN REAR ASPECT. Finished with uPVC double glazing and electric storage heating, the property is mainly OPEN PLAN to the ground floor. A porch entrance leads to the 19' SITTING/DINING ROOM, with an 11' FITTED KITCHEN beyond, complete with INTEGRATED COOKING APPLIANCES and a door to the rear garden. Upstairs, TWO BEDROOMS lead off the landing, with a family bathroom including a SHOWER over the bath. Outside, the LAWNED GARDEN is fully enclosed, with a gate to the PARKING AREA.

SETTING THE SCENE

Situated in a cul-de-sac setting, the property offers a lawned frontage with mature hedging, where a pathway leads to the front door. The parking can be found to the rear.

THE GRAND TOUR

The uPVC double glazed entrance door leads to a porch entrance, with a door to the open plan sitting/dining room. With uPVC double glazing and electric storage heating, stairs lead to the first floor with a storage cupboard under. A further door takes you to the kitchen, where there is space for a small table. Tiled flooring runs under foot, with a range of wall and base level units built-in, including an inset electric ceramic hob and built-in electric oven. Space is provided for general white goods, with a window and door to rear. Upstairs, two bedrooms lead off the landing, one facing to the front and the other to the rear. The family bathroom leads off the landing, complete with a shower over the bath, tiled splash backs, and window to side.

THE GREAT OUTDOORS

The rear garden is laid to lawn and enclosed with timber panelled fencing. Shingled borders can be found to the side, whilst the rear access gate leads to the driveway.

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 Centralised Hub on **01603 336116**



FIND US

Postcode : NR35 2SF

What3Words : ///dolly.inches.luring

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:

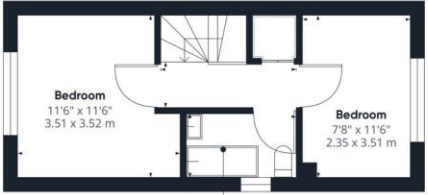


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Ground Floor



Floor 1



Approximate total area**
693.78 R²
64.09 m²

** Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and for guide. This floor plan is for illustrative purposes only.

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