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Waterside Drive,
Ditchingham, Suffolk

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ESTATE AGENTS

Forming part of the sought after Waterside Drive development we are pleased to offer this exceptionally presented, deceptively spacious ground floor apartment. The property offers a vast, spacious open plan kitchen/dining room boasting granite worktops, Amtico flooring throughout, fitted with smart lights and sockets. Further accommodation through a wide entrance hall comprises of 2 double bedrooms, and

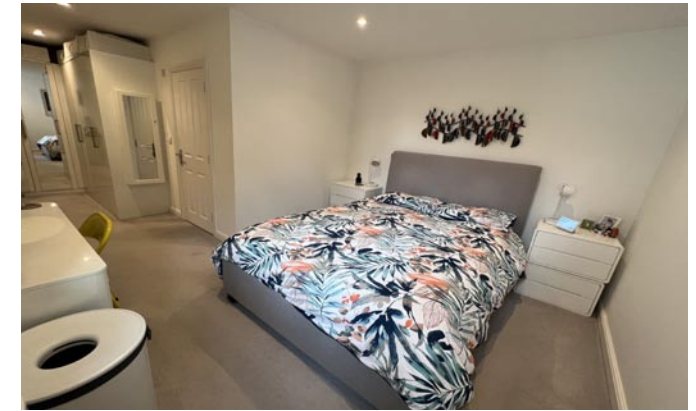
Accommodation comprises briefly:

- Communal Entrance
- Entrance Hall
- Open Plan 20.ft Kitchen/Diner
- Modern Fitted Kitchen
- Two Bedrooms
- Master w/ En-Suite
- Ground Floor Garden w/ Log Cabin
- Ample Parking (2 assigned spaces)



Property

Entering the building via the front door we step through the delightful communal entrance, before stepping into the property through the front door on the ground floor. Upon entering the property we are welcomed by a wide, bright entrance hallway, where we find a large store cupboard housing the gas boiler, whilst doors open to both bedrooms, one of which a generous double with en-suite, a bathroom and a deceptively spacious living area. This vast open-plan space is designed around modern living and entertaining, as the impressive sitting/dining area flows into the kitchen. The living/dining space spans over 20.ft, and comprises of Amtico flooring throughout, fitted with smart sockets and lights, offering dual aspect to provide a clean, bright space to enjoy. In the kitchen area we find granite worktops, with cooker, induction hob and smart extractor fitted. Our integrated appliances boast a water softener, fridge freezer, washer/drier and dishwasher whilst leaving ample storage throughout. Back into the hall we pass the large cupboard and enter the second bedroom with fitted wardrobes followed by the spacious bathroom. Then into the main bedroom with dressing area, this superb space again is filled with natural light from a large south facing window. Fitted wardrobes line the dressing area leaving ample space for a king size bed. The en-suite offers a double width walk-in shower, wash hand basin and w/c set against contrasting wall and floor tiles.



Outside

To the front of the building we find our allocated parking and access to the main communal entrance to the apartments. Number 76 is set on the ground floor. From the bi-folding doors in the open plan living area we step into our L-shaped garden which offers a superb space when entertaining which enjoys the afternoon and evening sun. The garden comprises of ample space for entertaining, and boasting a log cabin fully fitted with electricity and power. A variety of communal green areas surround the site whilst the apartment has use of the cycle store.

Location

The property occupies a semi rural position on the outskirts of the village of Ditchingham set on the northern edge of Bungay. Bungay 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 Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. 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

Gas central heating. All mains connected.
Energy Rating: B

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR35 2SH

Tenure

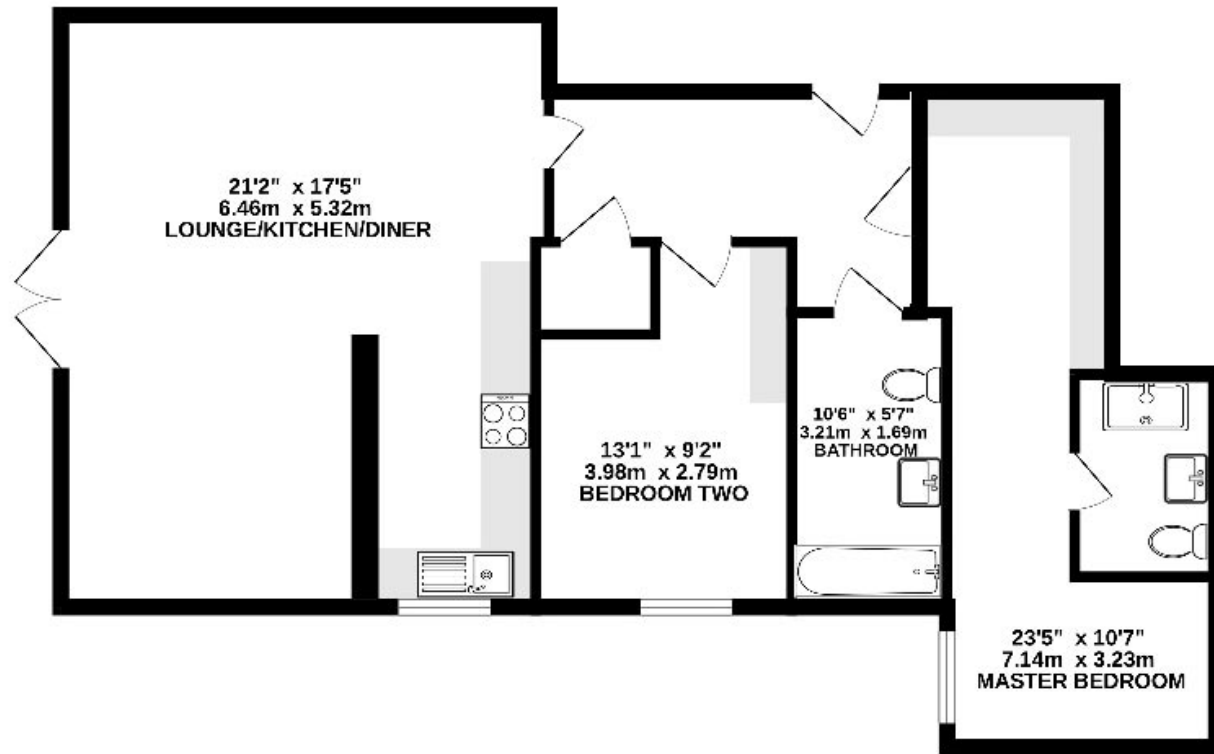
Leasehold Property. 999 Year Lease from Jan 2013 (988 Years remaining as of 02/05/2024).

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: £210,000

920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, the dimensions of floors, walls, etc., are not intended to be used as a basis for any contract. The purchaser is advised to verify the accuracy of the dimensions and to make their own enquiries as to their availability or efficiency can be given.
Made with Floorplan 6 2024

To arrange a viewing, please call 01986 888160

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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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