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Woods Close,
Ditchingham, Bungay.

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ESTATE AGENTS

Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles
Southwold - 19.5 miles

Situated in the heart of this vibrant village we are pleased to present this deceptively spacious semi-detached bungalow. The property boasts two double bedrooms, separate shower room & w/c, two reception rooms, kitchen and conservatory. Outside the generous plot boasts a private low maintenance rear garden whilst at the front parking area leads to the garage. The property is offered with no onward chain, viewing is essential to appreciate the space and excellent standard on offer.



Property

Entering the property via the front door we step into the generous hallway where the feeling of space and light that flow through this immaculate home are instantly apparent. To our left we find our bedroom areas whilst to the right we find the living spaces. Opening the first door on the left we find the generous master bedroom, a full wall of fitted wardrobes provides a superb storage solution whilst a large window looks onto the front aspect. At the rear we find the second double bedroom which again offers a generous space which enjoys a view of the garden. Stepping through the hallway we pass the airing cupboard and find the shower room and separate cloakroom set to the rear. Across the hall we find doors opening to both of the reception rooms. Set to the front we enter the generous sitting room, this superbly proportioned space enjoys a large window to the front aspect whilst a wood burning stove creates a cosy focal point to the room. At the rear we find the dining room which enjoys a window looking through the conservatory and onto the gardens, this room leads to the kitchen ideal when entertaining. the kitchen is fitted with a range of wall and base units that provide excellent storage and working space above. Space is made for our appliances whilst a fitted extractor features. The sink is set below a window looking onto the rear garden and the door opens to the generous conservatory which further enhances the space and provides the perfect spot to enjoy the garden throughout the year.







Outside

The front of the property is approached by our off road parking space which leads to the attached single garage, where an up and over door opens to the front and a personal door leads into the rear garden. A path passes the shingled front garden and leads to the front door. The path continues to the side of the property where we find gated access to the rear. The rear garden is fully enclosed and has been landscaped to provide a low maintenance space to enjoy. A patio leads from the conservatory where we find access to the garage and a timber shed. Shingle borders are filled with shrubs which frame the artificial lawn. To the side of the plot an open green space has served the current vendors for additional parking but does not form part of the sale.

Location

The property is situated in the centre of the village within walking distance of the primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature, an hourly weekday bus travels between Bungay & Norwich. Bungay lies 1.2 miles south 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

Mains Electricity.
Mains Water. Mains Drainage.
Oil Fired Boiler Central Heating & Hot Water System.
Energy Rating: TBC

Local Authority:

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

Tenure

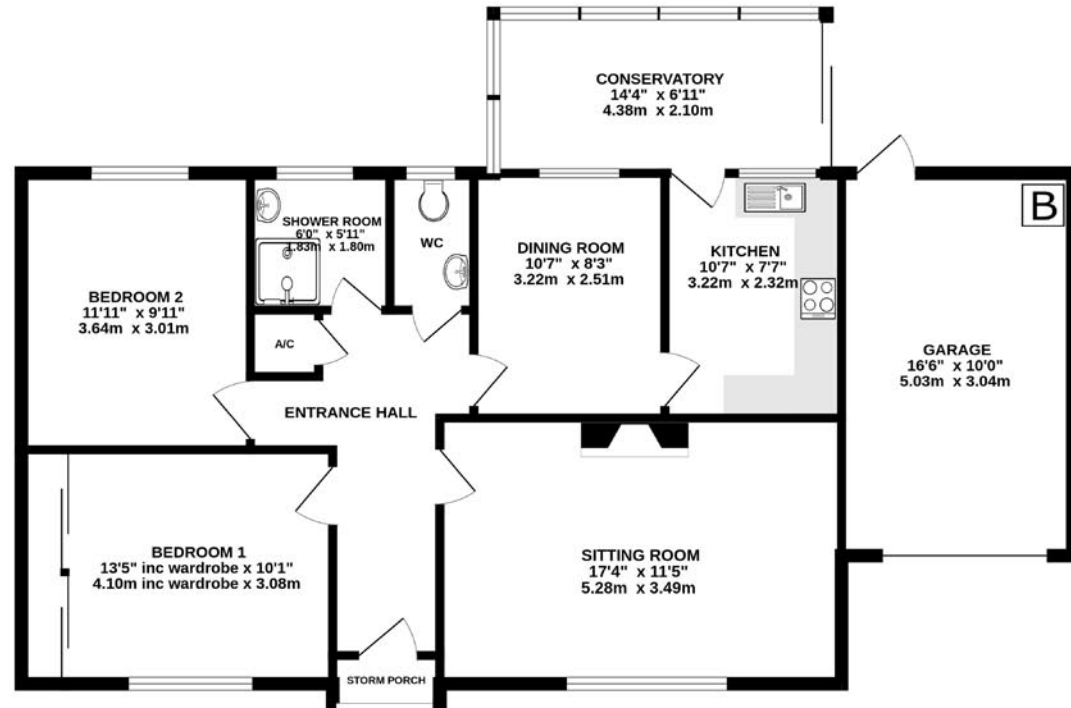
Vacant possession of the freehold will be given upon completion.

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: £235,000

GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Diss 01379 644822
Norwich 01603 859343
Harleston 01379 882535
Loddon 01508 521110
Halesworth 01986 888205



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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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