



*Norwich Road,  
Ditchingham, Bungay.*



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ESTATE AGENTS



Beccles - 5.8 miles  
Halesworth - 9.1 miles  
Norwich - 15.2 miles  
Southwold - 19.4 miles

**A superb opportunity to purchase this exceptionally presented, individual, detached family home, enjoying a plot extending to just over half an Acre (stms), boasting ample parking and frontage which leads to the double garage/workshop. The property presents to an exceptional standard throughout enjoying vast accommodation with five bedrooms, two bathrooms, three reception rooms and superb kitchen. The first floor accommodation offers guest/annexe potential whilst outside the vast gardens mirror the presentation inside to further compliment this unique family home. Prompt viewing is recommended.**



### Property

Stepping through the entrance porch we are welcomed by the reception hall of this wonderful home where the feeling of space and exceptional attention to detail that runs throughout the home is instantly apparent. Timber effect flooring lines the hall whilst our dogleg stairs rise to the galleried first floor landing. To our right we find the ground floor cloakroom which enjoys a modern white suite set against attractive tiled walls. On the left of the hall we find the snug/study which offers a superb second reception room or the ideal spot to work from home. Stepping to the rear of the hall we enter the main accommodation. The sitting/dining/family room is simply breath taking, this 'L' shaped room is designed around modern family life and entertaining alike and at 26.ft makes no compromise on space. A large bay window is set to the front of the room which fills the space with natural light and offers a window seat to enjoy the view of the front garden. At the rear a large window looks from the dining area onto the impressive gardens whilst doors open to the sun room which further extends the living space and offers a perfect spot to enjoy the garden throughout the year thanks to the newly fitted solid roof. French doors from here lead onto the patio. Back in the dining area a door opens to the kitchen which echoes the exceptional standard of finish the vendors have created. Fitted with a vast range of wall and base units set against contrasting solid wooden worksurfaces this room is a delight. A ceramic sink is set below a window looking onto the garden whilst a range style cooker completes the look in this contemporary room. From here we step into the utility room which again offers a superb finish providing space for our laundry appliances. A large cupboard offers a place for our coats and boots and a door opens to the garden. Climbing the stairs we arrive on the most impressive landing which offers ample space for a desk or informal seating. Set to the front of the property we find the master bedroom, this generous room boasts four fitted wardrobes whilst the large window enjoys a view of the frontage and fields beyond the Norwich Road. In the main house we find three further exceptional double rooms along with the recently re-fitted shower room and separate lavatory. The landing area opens to the further accommodation which is currently used as a guest area but offers potential to serve as an annexe or create an impressive master suite! This area offers a guest living room, bedroom, dressing room and stunning bathroom fitted with a modern roll top bath. From the dressing room a door opens to the terrace where external stairs offer independent access. This complete the accommodation.











## Outside

From Norwich Road we approach the property via the initial gravelled entrance way which passes through the immaculate front lawns that set the standard throughout the grounds. This area offers space to pull three cars off the road before accessing the main drive way, where a five bar gate parts the front boundary wall. The drive way is finished in brick weave paviors which offers ample parking and turning and leads to front of this imposing home where we find access to the double garage/workshop via a double width up and over door. The brick weave continues to the side of the house and offers width to park another vehicle if needed. At the rear the gardens are a delight. From the sun room and utility room we step out to the vast patio which provides the perfect spot for summer entertaining. The patio surrounds a delightful rose garden and rockery that looks onto the open lawn backdrop. The main of the garden has been laid to lawn which is fully enclosed by timber fencing. A summer house, garden shed and green house all feature whilst a variety of fruit trees are set to the foot of the space. Back on the patio we find the external staircase which leads to the terrace area and provides a separate entrance to the guest accommodation of needed.

## Location

This stunning family home sits on a substantial plot set back from the Norwich Road, within walking distance of the park, primary school, village green, convenience store, public house and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School & Langley School catchment area. Bungay lies under a mile away 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 too) 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 as is the Cathedral City of Norwich.



## 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 & Solar Panels  
Mains Water. Mains Drainage.  
Oil Boiler Central Heating & Hot Water System.  
Energy Rating: D

## Local Authority:

South Norfolk Council  
Tax Band: F  
Postcode: NR35 2JL

## Tenure

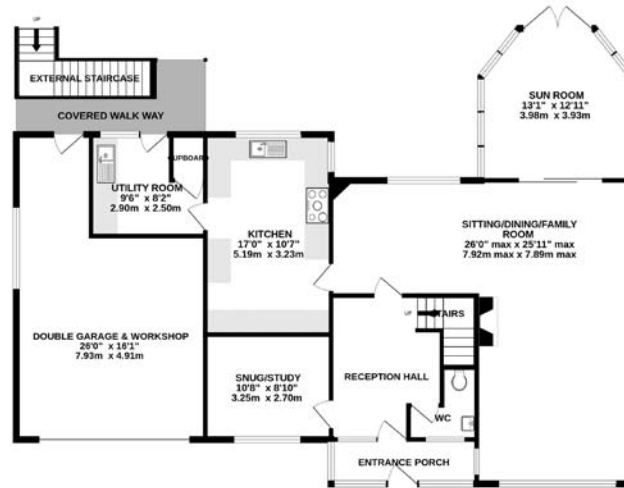
Vacant possession of the freehold will be given upon completion.

## Agents' Note

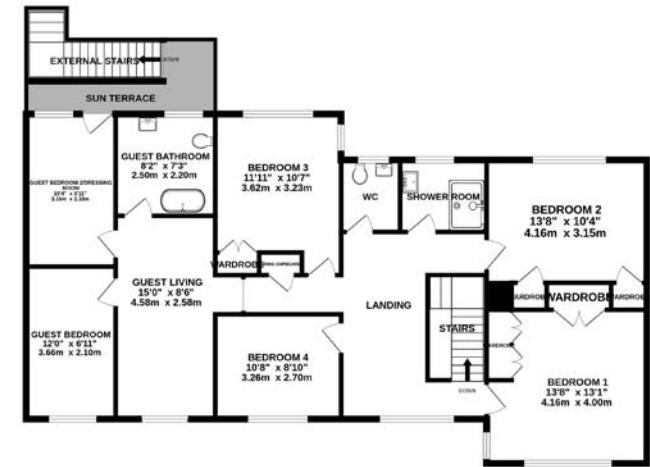
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £650,000**

GROUND FLOOR  
1518 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR  
1320 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 2838 sq.ft. (263.7 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:

Beccles 01502 710180  
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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BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)