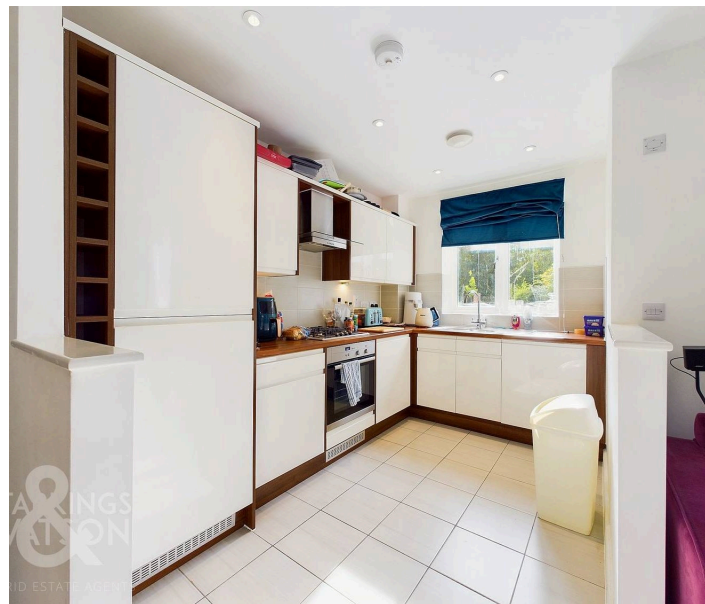




Waterside Drive, Ditchingham - NR35 2SH



## Waterside Drive

Ditchingham, Bungay

NO CHAIN! Located within the SOUGHT AFTER development of the Maltings in Ditchingham you will find this GROUND FLOOR APARTMENT presented in good order and ready to be moved straight into! The apartment offers ALLOCATED PARKING to the side of the building for two vehicles as well as its own private gardens to the rear. Offered with the remainder of a 999 year lease which commenced in 2013, the property is offered with a NEUTRAL DECOR and being ground floor is accessible for all. The apartment has a central hallway with LARGE WALK-IN STORAGE CUPBOARD, two double bedrooms including one with an EN SUITE SHOWER ROOM, family bathroom, and the OPEN PLAN sitting/dining room with BI-FOLDING DOORS to the garden. The KITCHEN is also open plan and offers INTEGRATED APPLIANCES with the apartment being finished with double glazing and gas fired central heating.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ground Floor Apartment
- Large Private Garden
- Presented in Good Order
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Spaces for Two
- Open Plan Reception Space
- Fitted Modern Kitchen

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2013 to match the style of the former silk mill which stood on this site since c1832. 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.

#### SETTING THE SCENE

The property is found to the back of the development with communal parking to the side of the building with two allocated spaces for the apartment. There is access to the building via the communal entrance with a secure entry telecom system. The apartment is found on the ground floor with its own access door from the communal hallway.

#### THE GRAND TOUR

Entering via the main entrance door to the apartment from the ground floor you will find a central hallway leading to all rooms. There is a large cupboard with the hot water tank and shelving off the hallway.





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The first room is the main double bedroom with built in wardrobes and an ensuite shower room. The shower room is fully tiled with a shower, w/c and hand wash basin. Adjacent is the second bedroom which is also a double. On the other side of the hallway is the family bathroom, which is again tiled with a bath and shower over. The final part of the accommodation is the very impressive open plan reception space and kitchen which opens onto the garden. The reception is bright and light with bi-folding doors out to the garden. The reception offers plenty of space for soft furnishings and table and chairs. The kitchen which is open plan to the reception offers fitted storage with worktops over as well as integrated dishwasher, washing machine, electric oven and gas hob and fridge/freezer.

### FIND US

Postcode : NR35 2SH

What3Words : lion.redeeming.swaps

### VIRTUAL TOUR

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

### AGENTS NOTES

Buyers are advised the apartment is leasehold with the following details;

The lease was 999 years from 2013, with 988 years left. We understand the ground rent is £360 per year with a service charge of approximately £150 per calendar month, and the management company is Trinity Estates.

**STARKINGS  
&  
WATSON**

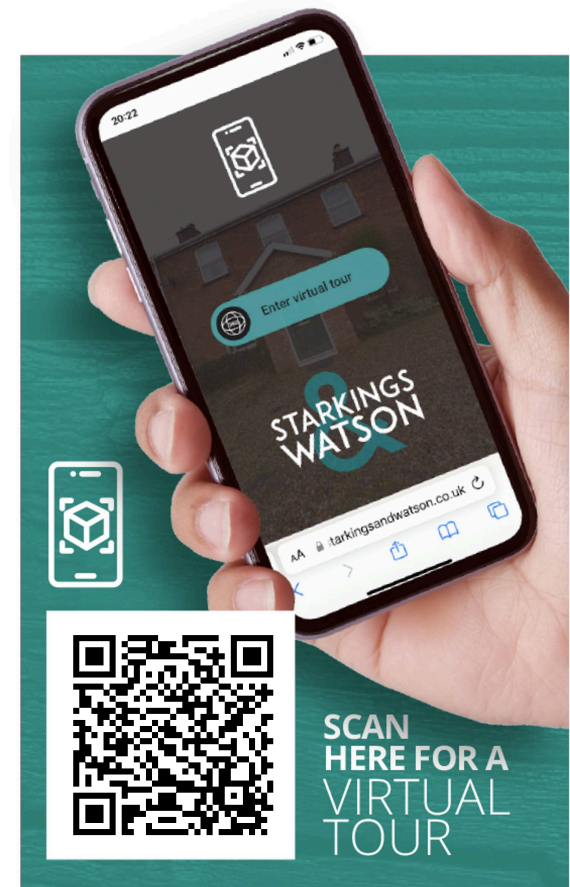
HYBRID ESTATE AGENTS

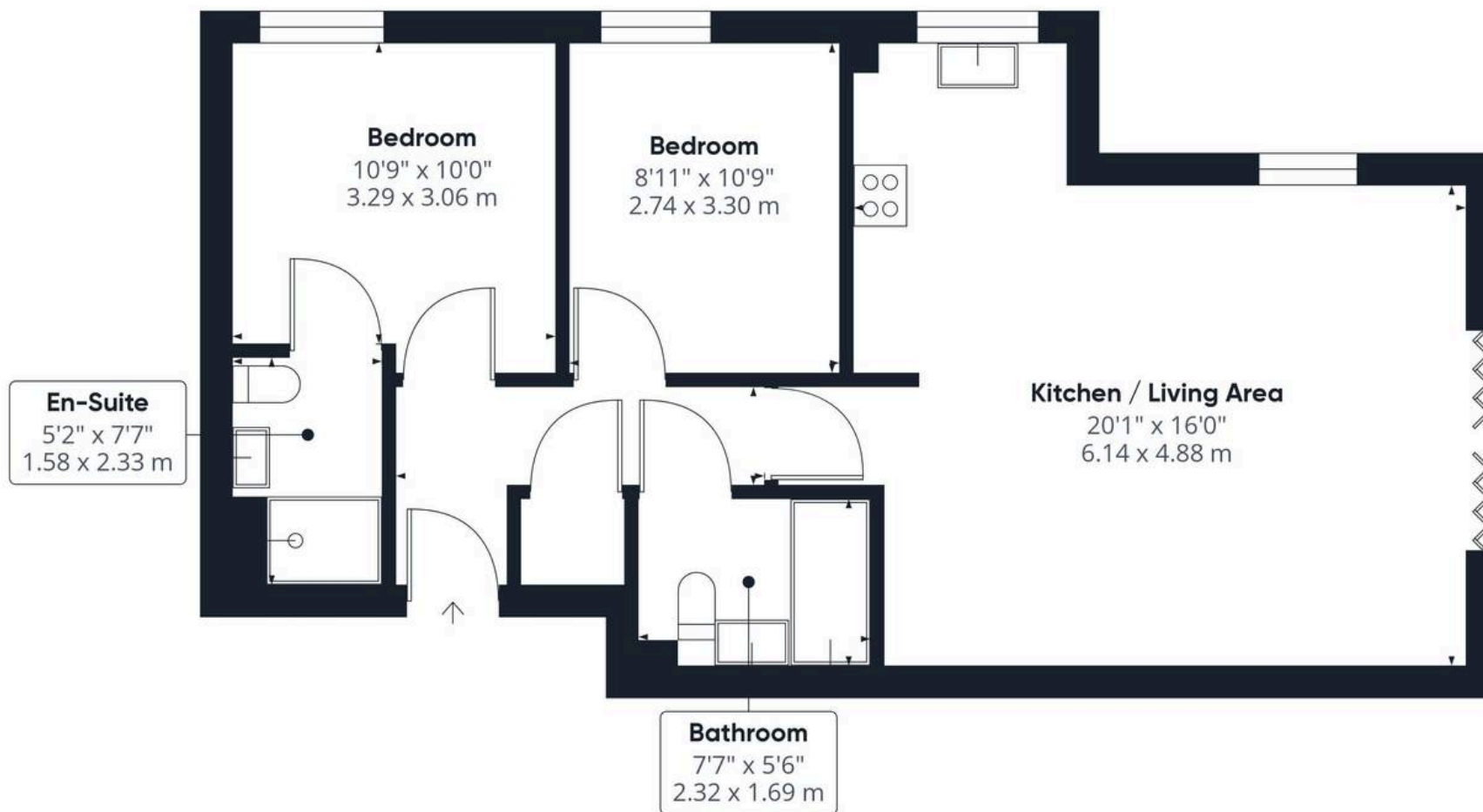




## THE GREAT OUTDOORS

The property benefits from its own private lawned garden with double doors accessed off the main sitting room. There is a paved terrace as well, ideal for outside dining as well as space for sheds with the garden being fully enclosed with timber fencing. There is also a rear gate access from the parking area. Within the parking area there are two allocated parking spaces.





Approximate total area<sup>(1)</sup>

712.36 ft<sup>2</sup>  
66.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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