

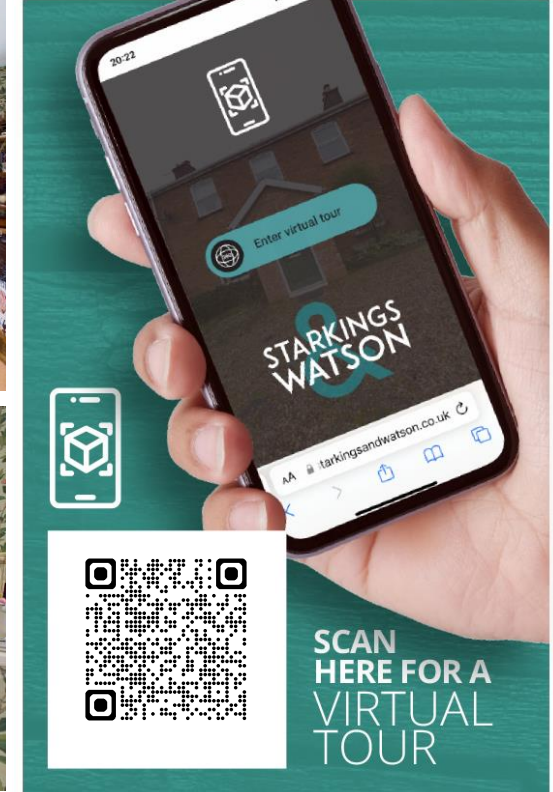
RUTTER CLOSE

# Ditchingham, Bungay NR35 2SL

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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- End Of Terrace Home
- Sought After Development
- Open Plan Accommodation
- Well Presented With Individual Character
- Three Bedrooms
- Two Bathrooms
- South Facing Rear Garden
- Two Allocated Parking Spaces

### IN SUMMARY

Located within the SOUGHT AFTER and private development of the Maltings in Ditchingham, you will find this wonderfully well-presented and stylish END OF TERRACE home having been upgraded by the current vendors. The property offers the chance to acquire a home with personality and style and is ready to be moved straight into. Internally you will find entrance hallway and W/C leading to the OPEN PLAN SITTING/DINING ROOM and kitchen with BI-FOLDING DOORS onto the rear garden. On the first floor there are TWO DOUBLE BEDROOMS and a further THIRD SINGLE BEDROOM ideal for an office or nursery. The main bedroom benefits from an EN-SUITE shower room and there is a family bathroom also. Externally the SOUTH FACING REAR GARDEN is well kept and landscaped as well as offering TWO ALLOCATED PARKING SPACES to the front.

### SETTING THE SCENE

The property is approached via the small cul-de-sac of Rutter Close with two allocated parking spaces to the side of the property within the shared parking area.

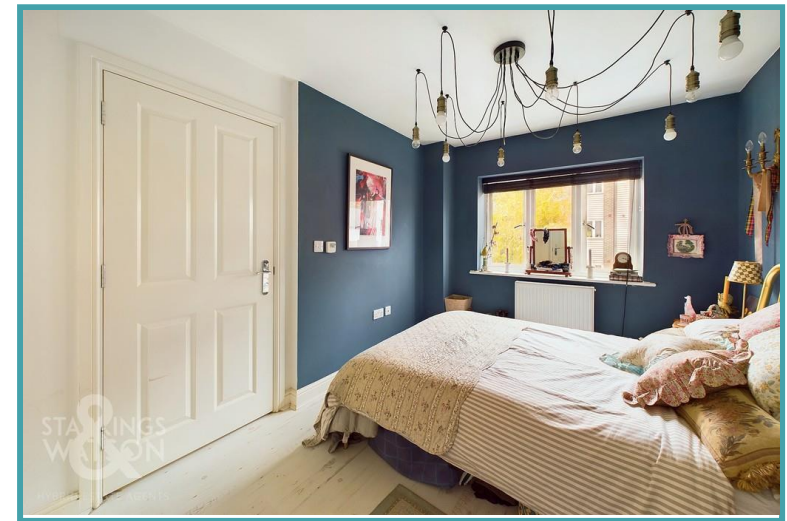
There is a small frontage as well as the covered main entrance door to the front. From the front to the side of the front door there is a side access leading to the rear garden useful for taking the bins out.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with the w/c to the right and the stairs to the first floor landing. Straight ahead off the hallway you will find the open plan reception space which opens onto the garden via bi-folding double doors. You will find wood effect flooring as well as built in storage with plenty of space for soft furnishings. The kitchen area is open plan to the reception with a range of fitted units with rolled edge surfaces over. You will find integrated appliances to include electric oven and hob with extractor fan over, dishwasher, washing machine and fridge/freezer. Heading up to the first floor landing there is an airing cupboard as well as access to the bedrooms. To the rear there is a single bedroom currently used as a dressing room but would be ideal for a study or nursery. Adjacent to this there is a double bedroom overlooking the garden. The main bedroom is found to the front with a range of fitted wardrobes as well as the en-suite shower room. The family bathroom is also found to the front, fully tiled with a bath and shower over.

### THE GREAT OUTDOORS

The south facing rear garden is enclosed and well kept. Leading from the bi-folding doors in the main reception the garden offers a paved patio ideal for



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outside entertaining. The rest of the garden is laid to lawn with hedging and fencing enclosing as well as a secure gate to the rear leading round the side to the front providing direct access to the garden from the frontage.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR35 2SL

What3Words : ///sheepish.hopes.youngest

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property is a freehold sale although there is a communal charge for the site, payable to Trinity Estate Management of approx. £447.45 pa, payable £37.28 a month.

**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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GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
779.41 ft<sup>2</sup>  
72.41 m<sup>2</sup>

HYBRID ESTATE AGENTS

STARKINGS  
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Floor 1



Ground Floor

