



Loddon Road, Ditchingham - NR35 2RA

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&  
WATSON**

HYBRID ESTATE AGENTS



## Loddon Road

Ditchingham, Bungay

NO CHAIN. This SPACIOUS mid-terrace home extends to over 990 Sq. ft (stms), OVERLOOKING The HEATH opposite. FLEXIBLE ACCOMMODATION allows for FOUR BEDROOMS over the two floors, with uPVC DOUBLE GLAZING and a 2023 installed oil fired CENTRAL HEATING BOILER installed, with a COURTYARD GARDEN and DRIVEWAY located to the rear. The extended layout includes an 18' SITTING ROOM with easy to maintain wood effect flooring, 18' KITCHEN/DINING ROOM with built-in storage, and a rear lobby taking you to the GROUND FLOOR DOUBLE BEDROOM and BATHROOM - including a shower cubicle. Upstairs, THREE BEDROOMS lead off the landing, with a further shower room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Mid-Terrace Home
- Extended Layout with Flexible Accommodation
- Kitchen/Dining Room
- Up to Four Bedrooms
- Shower Room & Bathroom
- Courtyard Gardens
- Driveway Parking

The village of Ditchingham is located approximately one mile from the market town of Bungay. The village has a local shop, post office and primary school, whilst Bungay offers a wider range of amenities including a number of boutique shops alongside everyday amenities. The City of Norwich is situated approximately 12 miles north west of Ditchingham, and provides further educational opportunities and transport links.

#### SETTING THE SCENE

The courtyard front garden is enclosed with a low level brick wall to front, and a wrought iron gate leading to the hard standing footpath which takes you to the main entrance door. Located to the rear of the property, a shared driveway leads to the parking for the gated courtyard or parking area.

#### THE GRAND TOUR

Once inside you immediately step into the spacious sitting room with a front facing uPVC window and wood effect flooring running underfoot. A door takes you into the kitchen/dining room which is finished with tiled flooring underfoot, with stairs rising to the first floor landing. Built-in storage cupboards can be found to one side with ample room for a dining table or soft furnishings, with the kitchen itself offering a range of wall and base level units with integrated cooking appliances including an electric ceramic hob and built-in electric oven. Space is provided for a fridge freezer and washing machine, whilst a door takes you to a rear lobby area where a ground floor bedroom and shower room can be found - offering flexible and versatile uses.





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The ground floor bedroom is finished with wood effect flooring underfoot and a window to side creating an ideal ground floor bedroom or further reception room if required. The shower room is finished with a white four piece suite including a separate bath and shower cubicle with tiled flooring and walls. Heading upstairs, the landing is finished with fitted carpet and the loft access hatch, with doors taking you to three bedrooms, two of which face to the front of the property and one to the rear. Completing the upstairs is the shower room with a white three piece suite including tiled splash backs and a heated towel rail.

### FIND US

Postcode : NR35 2RA

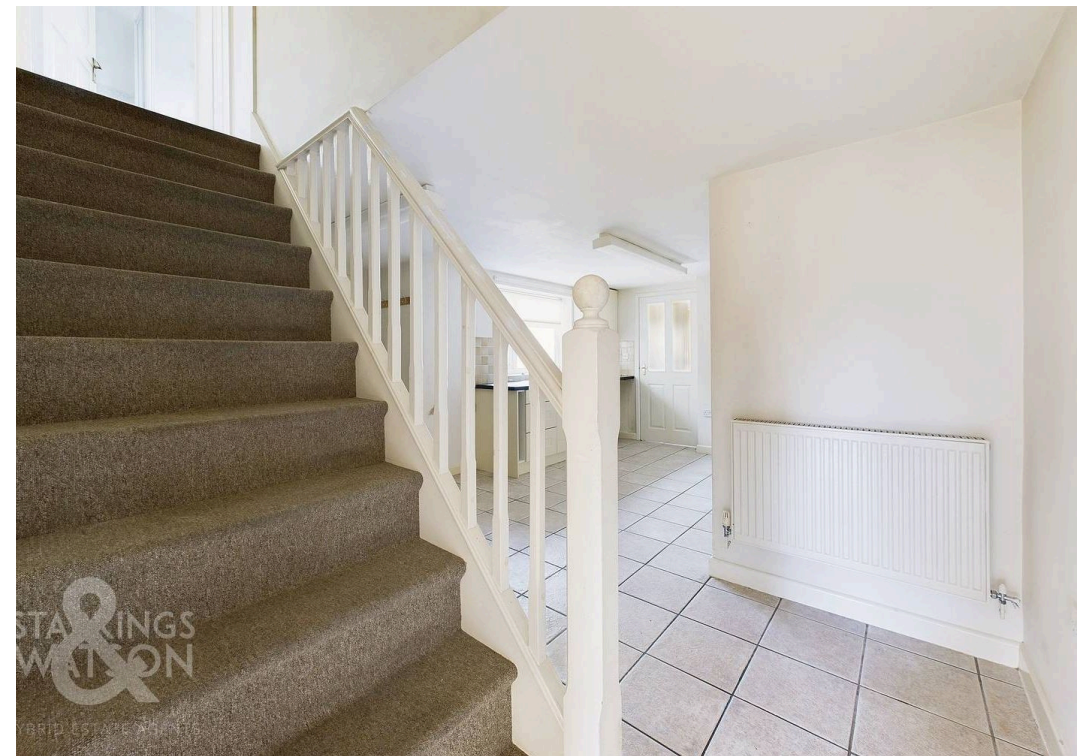
What3Words : ///warblers.tree.heavy

### VIRTUAL TOUR

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

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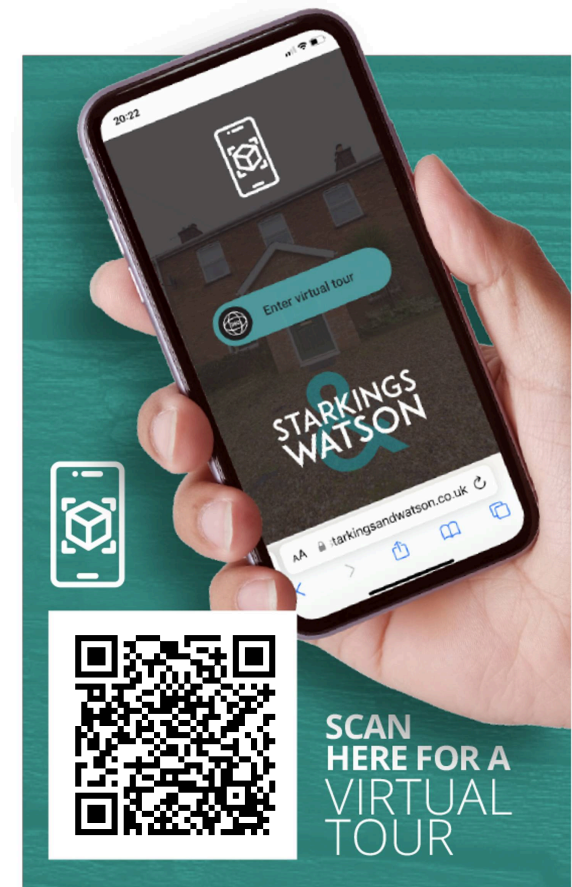
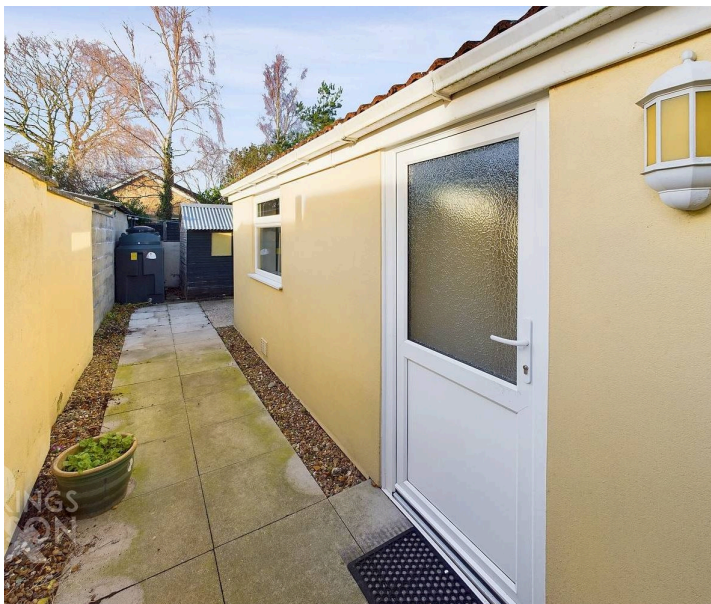


## THE GREAT OUTDOORS

The rear garden is enclosed with low level fencing and double wrought iron gates, whilst being laid to hard standing creating a courtyard or further parking area. The timber built storage shed conceals the oil tank, with a footpath leading to the side of the property where a door takes you to the rear lobby and exterior oil fired central heating boiler.

## DRIVEWAY

1 Parking Space





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

993.63 ft<sup>2</sup>  
92.31 m<sup>2</sup>

**Reduced headroom**

12.97 ft<sup>2</sup>  
1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.