



Woods Close, Ditchingham - NR35 2RY





## Woods Close

Ditchingham, Bungay

Located within a much requested CUL-DE-SAC location in the popular village of DITCHINGHAM, this charming THREE BEDROOM DETACHED BUNGALOW boasts a spacious and upgraded interior extending across over 1200 square feet (stms). The property offers a FLEXIBLE LAYOUT, allowing for the possibility of either TWO or THREE BEDROOMS to suit your needs. The impressive main sitting room features a cosy WOODBURNER, perfect for those chilly evenings, while the kitchen/dining room and separate utility room offer good flexibility. In addition you will find an extended garden room overlooking the garden, providing a serene spot to enjoy the natural surroundings, as well as a w/c and main family bathroom completing the accommodation. The home is well presented throughout, ensuring a comfortable and inviting atmosphere. Outside, the PRIVATE and LANDSCAPED rear gardens provide a tranquil retreat, complete with a raised patio, decked area, and a timber built SUMMER HOUSE with power and light - offering versatility as a relaxing hideaway or a convenient home office space. The upper level of the garden features a lush lawn bordered by mature trees and shrubs, with covered pergola and a timber shed, ideal for storage needs. Additional highlights include DRIVEWAY PARKING and a SINGLE GARAGE.



Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Upgraded & Well Presented Throughout
- Over 1200 SQFT of Accommodation (stms)
- Flexible Layout With Two Or Three Bedrooms
- Impressive Main Sitting Room With Woodburner
- Kitchen & Separate Utility With Extended Garden Room
- Private Landscaped Rear Gardens
- Driveway Parking & Single Garage

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, opticians and bank, together with a good bus service to Norwich and beyond.

#### SETTING THE SCENE

Approached via the small cul-de-sac of Woods Close there is an initial shared access leading onto the private hard standing parking area suitable for multiple vehicles off road. The driveway leads to the single garage with up and over electric door.



The mature front garden is enclosed with low level fencing, providing extra garden space with well kept lawns, planting areas, hedging and shrubs, as well as pathway and a gate leading to the main entrance door and a gated side access into the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway leading to all further rooms as well as as fitted storage. A door leads to the main sitting room on the left, with internal doors creating screening from the porch area and the main hallway. The two main bedrooms can be found to the right of the main hallway with one to the front and one to the rear. You will then find the possible third bedroom (currently used as a dining room) which leads through to the extended garden room with a solid roof. The garden room offers a pleasant aspect overlooking the rear garden with doors opening out also. Heading along the hallway you will find a separate w/c and the main family bathroom adjacent. The bathroom offers a separate bath and shower as well as hand wash basin. To the end of the hallway is the kitchen, utility and main sitting room. The kitchen provides ample space for a breakfast table as well as a full range of wall and base units with rolled edge worktops over. There is space for free standing oven, dishwasher and fridge/freezer and a door leads to the utility and the sitting room. The sitting room to the front of the bungalow offers plenty of natural light with the addition of a fireplace housing a woodburner as well as engineered wood flooring. The utility room provides further storage as well as space and plumbing for washing machine and tumble dryer as well as the oil fired boiler. A door leads from the utility to the garage as well as a door to the rear garden.

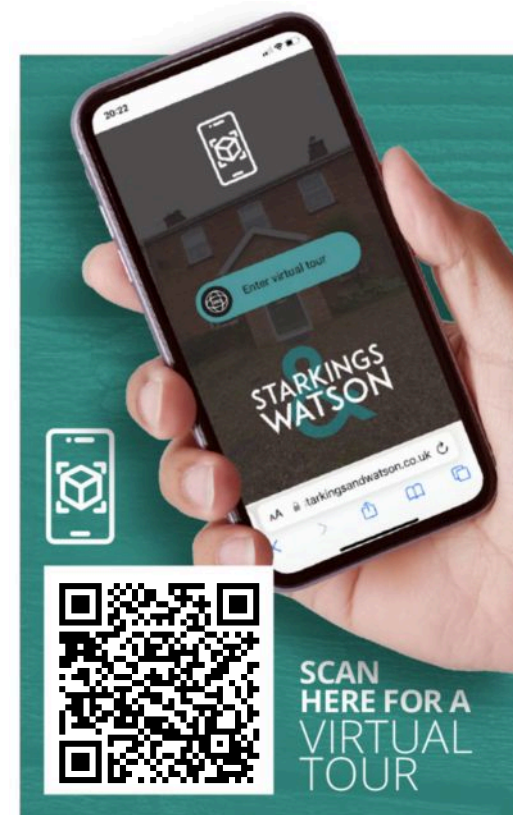
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#### VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The private, landscaped and sunny rear garden is well kept and designed over two levels and offers a lovely space to be enjoyed all year round. Heading out from either the door in the utility or the doors in the garden room there is a paved pathway leading to a raised patio and decked area. Off the decking is a timber built summer house with power and light, ideal for relaxing or even providing a useful home office space. The main section of garden on the upper level is laid to lawn, flanked by well stocked planting borders with mature trees and shrubs. There is a central covered pergola as well as timber shed. To the side there is a pathway and gated access leading to the frontage, as well as a side area housing a greenhouse and further shed storage. The garden is fully enclosed with timber fencing and brick walls.



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

1258.75 ft<sup>2</sup>

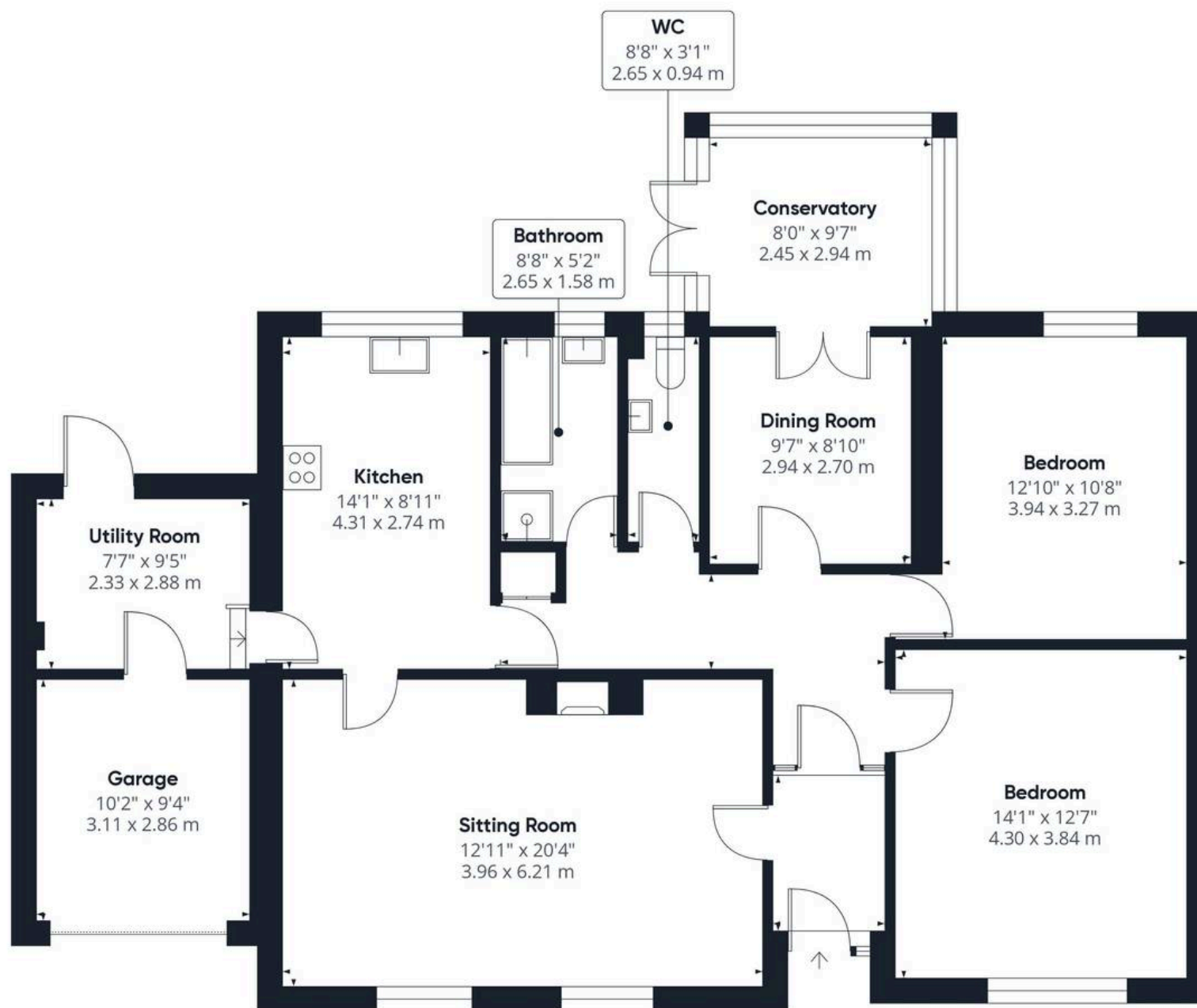
116.94 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360







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