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*40 Waterside Drive, Ditchingham*

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Norwich - 15.5 Miles  
Beccles - 6 Miles  
Bungay - 1.3 Miles

A STUNNING PROPERTY set within the attractive development of Waterside Maltings offering THREE BEDROOMS and a fully enclosed rear garden. Viewing is strongly recommended to appreciate the full potential of this ideal family home.

Property comprises briefly:

- Entrance Hallway
- Kitchen
- Cloak Room
- Sitting Room
- Master Bedroom with en suite
- Two further bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off road parking space
- Close to the facilities of Bungay



#### The Property

The entrance hall welcomes you in to the property with stairs leading to the first floor. Staying on the ground floor, a cloakroom is provided with a modern white suite with an opaque glazed window to the front of the property. The spacious sitting room, is flooded with light from the bi-folding patio doors that lead out to the rear garden and a large storage cupboard allows the trappings of family life to be set aside for relaxed evenings and 'grown-up' time. The kitchen is also light and airy with a large window to the front aspect and white high-gloss cabinets to reflect the light throughout the room. An integrated fridge, freezer, dishwasher, washing machine and electric oven with gas hob over are all provided, as is a stainless steel sink. Upstairs, the master bedroom offers fitted light-oak wardrobes and a contemporary en-suite WC with shower. There are two further bedrooms and a family bathroom offering another modern white suite, with a hand shower over the bath.





## Outside

A pathway leads to the front door with some shrubs offering colour and texture to the approach. Parking for two vehicles is also provided. The rear garden is fully enclosed with timber fencing and a gate for access. There is also an attractive patio area which offers an opportunity for ‘al-fresco’ dining in the lighter months.

## Location

Waterside Maltings is an attractive development ideally placed for the rural village of Ditchingham. The historic market town of Bungay is a short distance away. The property is within walking distance of all local amenities including the park, primary school, village green and Brome Heath nature area. The property also lies within the catchment area of Hobart High School. Bungay town lies within the popular Waveney valley and offers an array of facilities including shops, schools, pubs, restaurants and leisure facilities including a swimming pool and gym, golf club and the independent Fisher Theatre. The property also lies a short drive away from the heritage Suffolk coast with gems such as Southwold and Dunwich in easy reach.



### Services

Gas Central Heating, Mains Water,  
Electric and Drains.

### Local Authority

Waveney District Council

Tax Band: C

Postcode: NR35 2SH

£795 PCM

Deposit £895

Agency Fees Applicable

Beccles: 01502 710180  
Diss: 01379 644822  
Loddon: 01508 521110  
Halesworth: 01986 888205  
Harleston: 01379 882535  
Norwich: 01603 859343

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

*To book a viewing please call us on 03300 53 59 50*



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