



Loddon Road, Ditchingham - NR35 2RA



## Loddon Road

Ditchingham, Bungay

This BRAND NEW 2023 built detached bungalow is completed with a STUNNING CONTEMPORARY finish and OPEN PLAN LAYOUT. With GREAT ECO CREDENTIALS and an AIR SOURCE HEATING system which powers the UNDER FLOOR HEATING, the property is DECORATED with FEATURE WALLS and a BEAUTIFUL HERRINGBONE FLOORING. With over 980 Sq. ft (stms) of accommodation, the HALL ENTRANCE offers storage, with doors to THREE BEDROOMS, including the main bedroom with a LUXURY EN SUITE SHOWER ROOM, completed with high end fixtures and fittings, and feature tiling. The FAMILY BATHROOM is adjacent, with tiled splash backs and walls. The UTILITY ROOM offers storage and SPACE for LAUNDRY APPLIANCES, with a built-in airing cupboard. The heart of the home is the OPEN PLAN 29' KITCHEN and SITTING ROOM with DINING SPACE. With BI-FOLDING DOORS and TWO sets of FRENCH DOORS, this light and bright room is finished with a STRIKING KITCHEN and INTEGRATED APPLIANCES. The REAR GARDEN is LOW MAINTENANCE with AMPLE PATIO SPACE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2023 Built Detached Bungalow
- 29' Kitchen/Living Space
- High Specification Kitchen with Appliances
- Separate Utility Room
- Three Bedrooms
- Family Bathroom & En Suite
- Low Maintenance Gardens
- Ample Parking to Front

The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. Bungay lies 2 miles away, within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant.



## SETTING THE SCENE

Set back from the road, a low level timber fenced frontage encloses the shingle driveway and turning space. A planted front border with sleeper edging has been created, and is starting to become established. Secure gated access can be found to both sides of the bungalow.

## THE GRAND TOUR

Heading inside, the hall entrance is finished with an attractive herringbone style flooring, with a built-in storage cupboard which houses the electric fuse boxes. The bedrooms are located towards the front of the property, with under floor heating running throughout. The three bedrooms are carpeted, whilst the main bedroom includes an en suite and walk-in dressing room space. The en suite includes a three piece suite with a double shower, tiled splash backs and striking tiled flooring. A heated towel rail is separately controlled from the main heating. The family bathroom is in a similar style, with the splash backs and flooring finished in matching tiles, and a wall mounted heated towel rail. Leading from the hall is an enclosed utility room, with eye catching wall and base level units, space for a washing machine and tumble dryer, along with a door to the airing cupboard, and door to the garden. At the end of the hall, the open plan sitting/dining room can be found - offering ample space for dining and soft furnishings. Herringbone style flooring with under floor heating runs underfoot, with uPVC double glazed French doors to side and rear, and bi-folding doors to side. The kitchen is finished in a striking colour, with integrated cooking appliances, fridge/freezer and dishwasher.

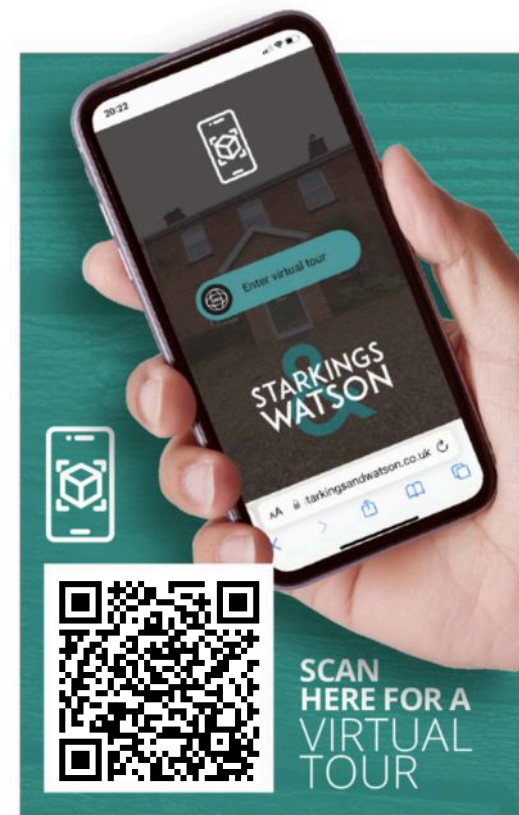
## FIND US

Postcode : NR35 2RA

What3Words : ///firebird.vocab.beast

## VIRTUAL TOUR

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



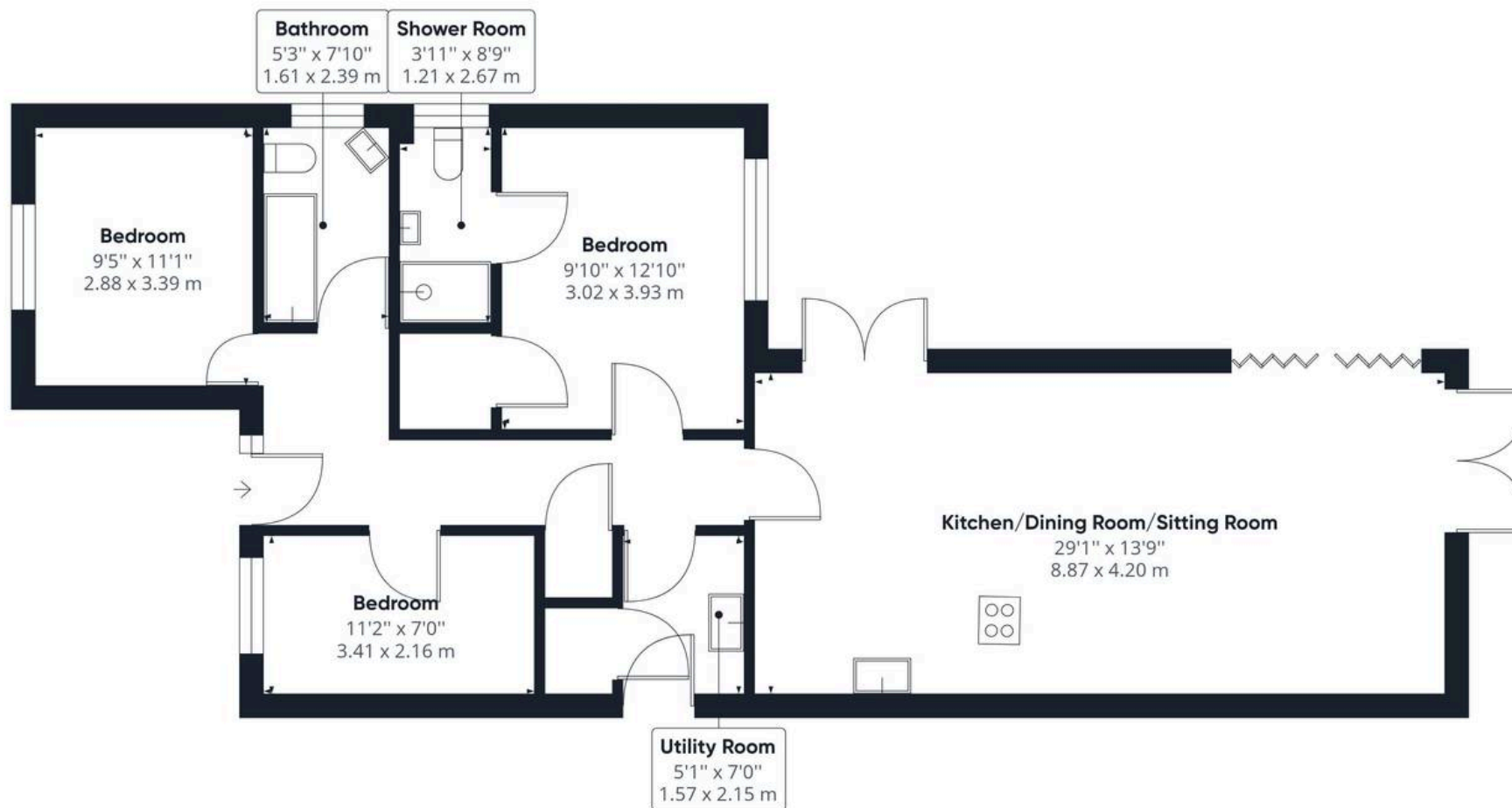




## THE GREAT OUTDOORS

Designed for easy living, a large patio runs adjacent to the sitting room, with a raised area of artificial lawn. Gated access leads to each side of the bungalow, whilst a timber shed offers storage.





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

986.50 ft<sup>2</sup>

91.65 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.

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