



42 Station Road  
Ditchingham | Norfolk | NR35 2QW

FINE & COUNTRY

# FUN WITH THE FAMILY



“This recently renovated property has been beautifully finished with contemporary flair and offers spacious and bright accommodation – larger than it first looks. Home to a very sociable family, it’s a place where they’ve been able to entertain friends, make memories and enjoy proximity to the many amenities in the village and neighbouring town. All easily accessible on foot.”





# KEY FEATURES

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- A Beautifully Presented Detached Property, located in the Village of Ditchingham, near Bungay
- Spacious & Versatile Living Accommodation
- Five Bedrooms; Three Bath/Shower Rooms
- Three Bedrooms on the Ground Floor and Two on the First Floor both with En-Suite Facilities
- Kitchen/Dining Room with Separate Utility
- Sitting Room and Conservatory
- Private and Enclosed Rear Garden
- Ample Off Road Parking & Single Garage
- The Accommodation extends to 2,304sq.ft
- Energy Rating: C

The current owners have transformed this surprisingly spacious and versatile home into a comfortable and attractive abode that's perfect for modern family life. Colourful yet calm, the interior is sure to tick every box, while the low maintenance private garden is totally secure. Best of all, it's towards the end of a quiet no-through road, so you have everything close by but at home it's lovely and peaceful.

## In The Heart Of Everything

The current owners of this welcoming family home were drawn here by the superb location. Near the end of a no-through road, there's no passing traffic here, just the odd car heading to one of the few properties past this one. As a result, it's wonderfully quiet and tranquil, yet you're part of a vibrant and friendly community. You can walk to the shops, the schools, the pub and more. There's a football club within walking distance, with a social club and bar, on the edge of the pretty and historic town of Bungay. Other facilities nearby include a cricket club, running club, fishing lakes, restaurant, theatre, library and golf club, so you can see that this is a very good location indeed. You're also well placed for easy access to the Southern Broads and to the glorious Suffolk coast, as well as being on a bus route to Norwich.







# KEY FEATURES

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## Ready And Waiting

When the owners came here, the property had been empty for a while and needed refreshing. They could see the potential – the sheer amount of space on offer is impressive and the house is much larger than it looks from the front – and they knew they could create a wonderful family home here. The layout worked, the proportions were great, the house just needed cosmetic updating and that's exactly what they've done from top to bottom. The whole house now has a fresh, clean and contemporary feel, yet with colour throughout giving it a warm and welcoming personality.

## You Choose

The accommodation here is well laid out, with the living areas to the rear of the house, facing south and west and the bedrooms to the front and upstairs. It also means if you have little ones, you don't disturb them in the evenings. The main sitting room is a dual aspect room with double doors to the conservatory that lends itself to use as a dining room, playroom or summer sitting room and also has doors to the garden. The kitchen is a stunning room, with a breakfast bar and room for a sofa. The family spend much of their time in here and it's been incredibly well designed. Next door is a useful utility room. There are three double bedrooms towards the front of the house, sharing a bathroom with both bath and shower. Upstairs, the large master suite is impressive and there's another spacious double bedroom with its own shower room too. Having five bedrooms over two floors allows for versatility – you could have a study, formal dining room, snug, music room – whatever you want.



























# INFORMATION



## On The Doorstep

This residence enjoys an ideal location within the Waveney Valley, just a brief walk from the charming market town of Bungay. The vicinity offers a variety of picturesque countryside walking and cycling routes, including the excellent fishing and dog-walking opportunities at Broome Pits. Ditchingham, a nearby village, features essential amenities such as a church, pubs, and a primary school, and is also the location of Ditchingham Hall and Gardens. The unspoiled heritage coastline of Suffolk, featuring the delightful beaches of Southwold and Walberswick, is conveniently situated at a short distance from the property.

## How Far Is It To?

Situated just a mile away from the thriving market town of Bungay, this property enjoys proximity to a range of amenities. The town itself offers a variety of services, including shops, schools, doctors, antique shops, restaurants, cafes, The Fisher Theatre, and leisure facilities like an indoor pool, sports centre, football, and golf clubs. Excellent public transport links are available, with buses connecting to Beccles, Halesworth, Harleston, Norwich, and other destinations. For rail travel, the nearest stations are Beccles or Diss, providing train links to London Liverpool Street.

## Directions - Please Scan QR Code Below

Head out of Beccles towards Bungay on the A146 towards Norwich. At the McDonalds roundabout go straight over and continue on the A146. At the next roundabout, turn left onto the A143 towards Diss. Continue along this road until you reach the next roundabout. Take the 3rd exit onto Norwich Road and then right on to Loddon Road. At the junction turn right on to Station Road and the property will be found towards the end of the road on the right hand side.

## What Three Words Location

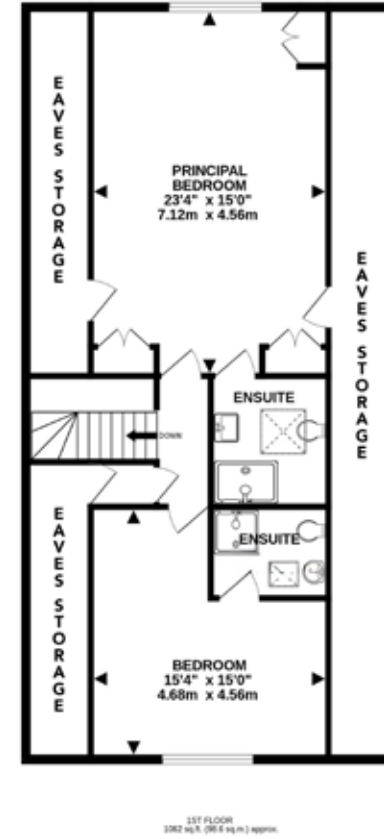
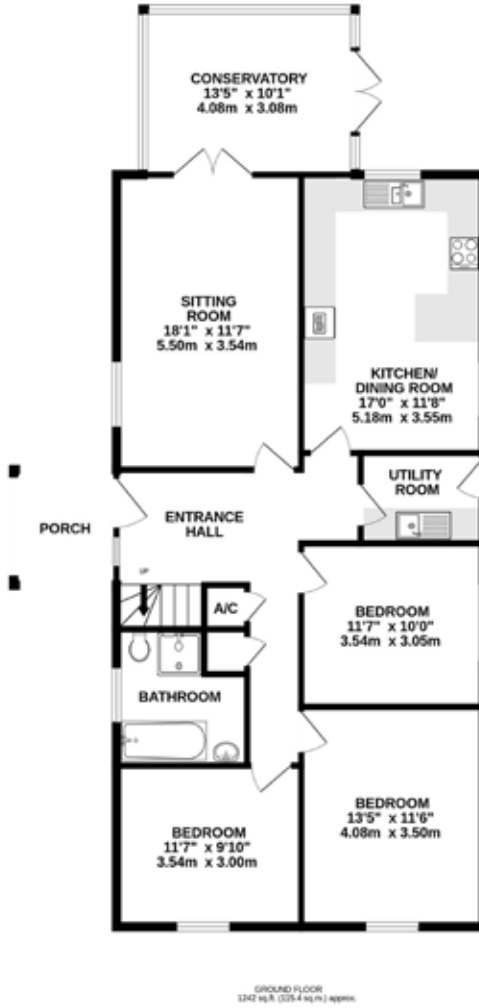
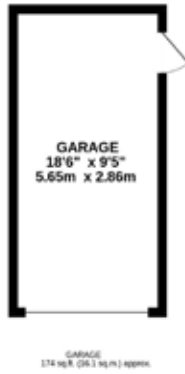
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [laying.tolerable.bought](https://www.threewords.com/)

## Services, District Council and Tenure

Oil Central Heating; Mains Water; Mains drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk Council; Council Tax Band D  
Freehold







FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2304 sq.ft. (214.3 sq.m.) approx.  
 TOTAL FLOOR AREA : 2478 sq.ft. (230.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - lower running costs			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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