

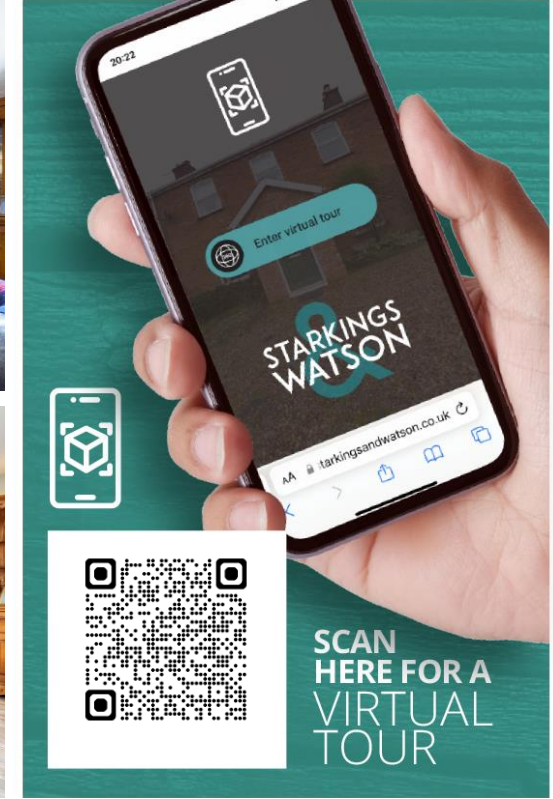
DITCHINGHAM DAM

Ditchingham, Bungay NR35 2JH

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

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PROPERTY



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- Mid-Terrace Cottage
- Extended & Flexible Accommodation
- Newly Fitted Kitchen/Dining Room
- Four Reception Rooms
- Ground Floor Bedroom & Bathroom
- Four Further Bedrooms
- Private Rear Gardens
- Rural Village Location

#### IN SUMMARY

This PERIOD COTTAGE located within and EASY WALK OF BUNGAY TOWN CENTRE is a real TARDIS! The internal accommodation on offer extends to approximately 1800 SQ FT (stms) offering a very flexible layout with THREE MAIN RECEPTION ROOMS, a NEWLY FITTED KITCHEN/DINING ROOM, a ground floor bedroom and bathroom as well as FOUR FURTHER BEDROOMS and TWO BATHROOMS on the first floor. The property works very nicely with its current layout but could easily be converted to accommodate an annexe of sorts too if desired (stp). The WEST FACING rear garden is a typical COTTAGE STYLE GARDEN with various planting areas and offering a good degree of privacy. To the front there is a space to park one car off road. The cottage is presented in VERY GOOD ORDER throughout and also still retains period features.

#### SETTING THE SCENE

Approached from Ditchingham Dam, you will find space off road for one vehicle in front of the house with a covered porch also to the front. There is an enclosed paved front garden laid to paving with a gate leading to the main entrance door and into the porch.

#### THE GRAND TOUR

Entering through the main entrance door into the front porch the oil fired wall mounted boiler can be found as well as plenty of space for coats and shoes. This then opens into one of the main reception spaces with a brick built fireplace, window to front, carpeted flooring and is open plan to the snug area. This leads to a small inner hallway giving further access to the stunning newly fitted kitchen/dining room opening onto the rear garden. The kitchen features Quartz work surfaces, integrated washing machine and fridge freezer as well as plenty of space for the dining table. Leading from the inner hall there is access to the main reception space separated into a sitting area and dining area featuring a cast iron wood-burner within a brick surround fireplace. There is a window to the front as well as access to a ground floor shower room/W.C, stairs to the first floor and access to the bedroom/bathroom on the ground floor. This room overlooking the rear garden was converted to suit disabled needs and has plenty of space for a bed as well as having a bath, W.C and hand wash basin. On the first floor you will find a number of rooms and bedrooms. To the left of the landing you will find a reception room/bedroom leading to two further smaller rooms both could easily be used as bedrooms, this room also features a fireplace and gives access to another shower room. The two smaller rooms to the rear are currently open to one another but could easily be separated if needed. On the other side of the main landing you will find access to the two further double bedrooms both with built in wardrobes overlooking the front of the property. Completing the accommodation is the family bathroom with roll top bath, w/c and hand wash basin. The property is mainly uPVC double glazed throughout.



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### THE GREAT OUTDOORS

The private rear garden is mainly laid to lawn with a sunken patio area leading from the rear of the property, the ideal spot for outside dining. The rear garden offers a high degree of privacy with mature trees and shrubs and raised planted borders. Within the garden you will also find a greenhouse, summer house and shed. The garden is enclosed with timber fencing and there is an extra piece of land available for further negotiations.

### OUT & ABOUT

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

### FIND US

Postcode : NR35 2JH

What3Words : ///cabinet.rolled.scanner

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are also advised there was a historic flood in winter 2020 within the area caused by a blocked sluice gate nearby. The damage caused has been fully rectified and the flood is highly unlikely to happen in the future.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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<p><b>GIRAFFE360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>☒ Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>2.27 m<sup>2</sup></p> <p>24.38 ft<sup>2</sup></p> <p><b>Reduced bedroom</b></p>	<p>174.50 m<sup>2</sup></p> <p>1878.27 ft<sup>2</sup></p> <p><b>Approximate total area<sup>(1)</sup></b></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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