

WATERSIDE DRIVE

# Ditchingham, Bungay NR35 2SH

Leasehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON

- No Chain!
- First Floor Apartment
- Open Plan Reception Space
- South Facing Balcony & Aspect
- Two Double Bedrooms
- Two Bathrooms With One Having Been Re-fitted
- Two Allocated Parking Spaces
- Sought After Development

#### IN SUMMARY

NO CHAIN! Located within the SOUGHT AFTER development of the Maltings in Ditchingham you will find this FIRST FLOOR APARTMENT presented in excellent order with ALLOCATED PARKING OPPOSITE for two vehicles and a lovely SOUTH FACING ASPECT with excellent views across the fields and river. Offered with the remainder of a 999 year lease which commenced in 2013, the property is offered with a NEUTRAL DECOR and a LIFT meaning its accessible for all. The apartment has a central hallway with LARGE WALK-IN STORAGE CUPBOARD, two double bedrooms including one with an EN SUITE SHOWER ROOM, RE-FITTED family bathroom, and the OPEN PLAN sitting/dining room with BI-FOLDING DOORS to the BALCONY. The KITCHEN is also open plan and offers INTEGRATED APPLIANCES with the apartment being finished with double glazing and gas fired central heating.

#### SETTING THE SCENE

The property is found at the beginning of the development with communal parking to the front of the building with two allocated spaces for the apartment. There is access to the building via the communal entrance with a secure entry telecom system. There are stairs and a lift up to the first floor where the apartment can be found.

#### THE GRAND TOUR

Entering the apartment via the entrance door off the first floor landing there is a central hallway with large built in wardrobe/cupboard and intercom system. The main bedroom is the first room with large fitted wardrobes and views to the side across fields. There is an en-suite shower room in addition. The second bedroom is found adjacent which is a comfortable double. Off the hallway is the main bathroom which has been re-fitted to offer a large double walk in shower with aqua board splashbacks. The main reception space and kitchen is a lovely open plan space with triple aspect, flooded with light. The sitting/dining space has plenty of space for furnishings and benefits from the south facing balcony ideal for a table and chairs. The kitchen is found open plan to the main reception with a range of fitted units and rolled edge worktops over. There are integrated appliances to include a washing machine, dishwasher, fridge/freezer and electric oven and grill with electric hob over.



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### THE GREAT OUTDOORS

The property offers a south facing balcony off the main reception space which is perfect for a table and chairs and a few plant pots. From the balcony there are lovely views across the river and marshland. You will also find communal gardens as well as two allocated parking spaces within the communal parking area.

### OUT & ABOUT

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2014 to match the style of the former silk mill which stood on this site since c1832. 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, Optician and Bank, together with a good bus service to Norwich and beyond.

### FIND US

Postcode : NR35 2SH

What3Words : ///sank.jump.retrievees

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is offered on a leasehold basis, with the remainder of the original 999 year term which commenced in 2013. We have been advised a service charge in the region of £155 PCM applies as well as ground rent.

**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:



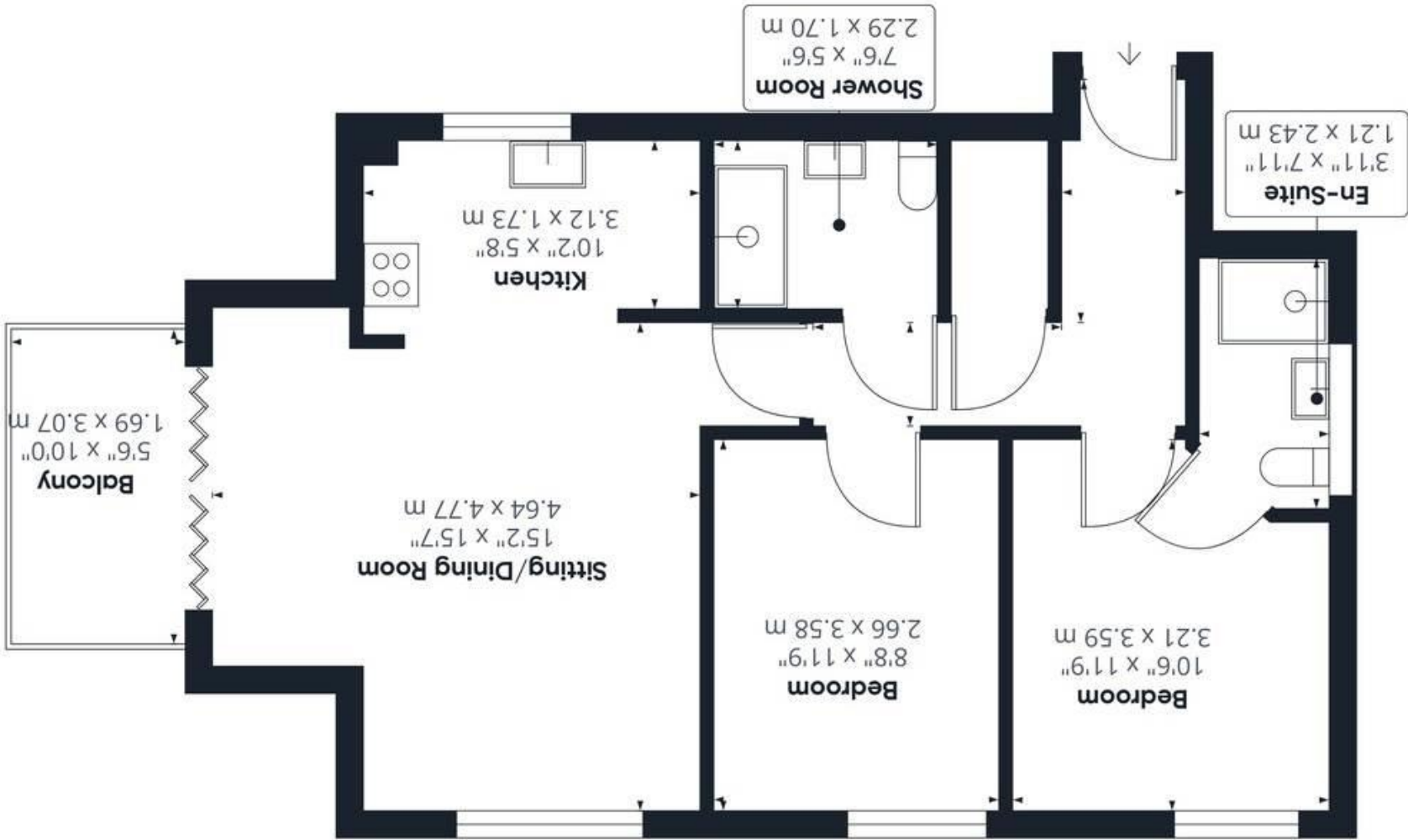
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.



Approximate total area<sup>m</sup>  
683.14 ft<sup>2</sup>  
63.47 m<sup>2</sup>