



Wild Flower Way, Ditchingham - NR35 2SF



Wild Flower Way

Ditchingham, Bungay

NO CHAIN! Located within a POPULAR CUL-DE-SAC LOCATION within the village of DITCHINGHAM you will find this MID TERRACE HOME which has been recently renovated and is very much ready to be moved into straight away. The property would make an IDEAL BUY TO LET or FIRST TIME PURCHASE. Internally you will find a porch entrance leading to a main sitting room with newly laid carpets and a new electric radiator. The kitchen/dining room is found to the rear with a recently fitted range of units and a door onto the garden. On the first floor there are TWO AMPLE BEDROOMS both with newly laid carpets as well as the family bathroom which again is newly fitted. Externally there are private SOUTH FACING REAR GARDENS as well as allocated off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- No Chain!
- Ideal Buy To Let / First Time Buy
- Newly Renovated Throughout
- Sitting Room & Porch Entrance
- Newly Fitted Kitchen/Dining Room
- Two Ample Bedroom & New Bathroom
- Private Enclosed Rear Garden
- Allocated Parking Space

The village of Ditchingham is located approximately one mile from the market town of Bungay. The village has a local shop, post office and primary school, whilst Bungay offers a wider range of amenities including a number of boutique shops alongside everyday amenities. The City of Norwich is situated approximately 12 miles north west of Ditchingham. and provides further educational opportunities and transport links.

SETTING THE SCENE

The property is approached from Wild Flower Way with a pedestrian access and pathway leading to the main entrance door to the front. There is a lawned front garden as well creating a buffer from the road as well as an allocated parking space to the front.



THE GRAND TOUR

Entering via the main entrance door to the front there is a very useful porch entrance door with access to the main sitting room. You will find stairs to the first floor landing as well as new carpets and electric panel heating. Beyond is the newly fitted kitchen/dining room which features a new range of wall and base level units with wood effect worktops over. There is an electric hob with extractor fan over as well as electric oven and space for all further white goods. There is a door to the rear leading onto the garden. Heading up to the first floor landing there are two bedrooms and a bathroom. Both bedrooms have newly laid carpets with one to the front and one to the rear. The bathroom is well finished with a panelled bath with thermostatic shower over as well as w/c and hand wash basin.

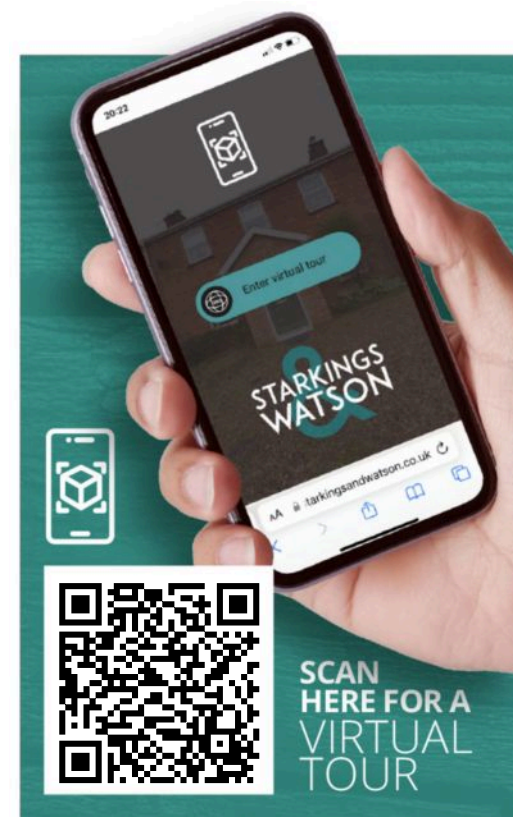
FIND US

Postcode : NR35 2SF

What3Words : ///superhero.plus.cape

VIRTUAL TOUR

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



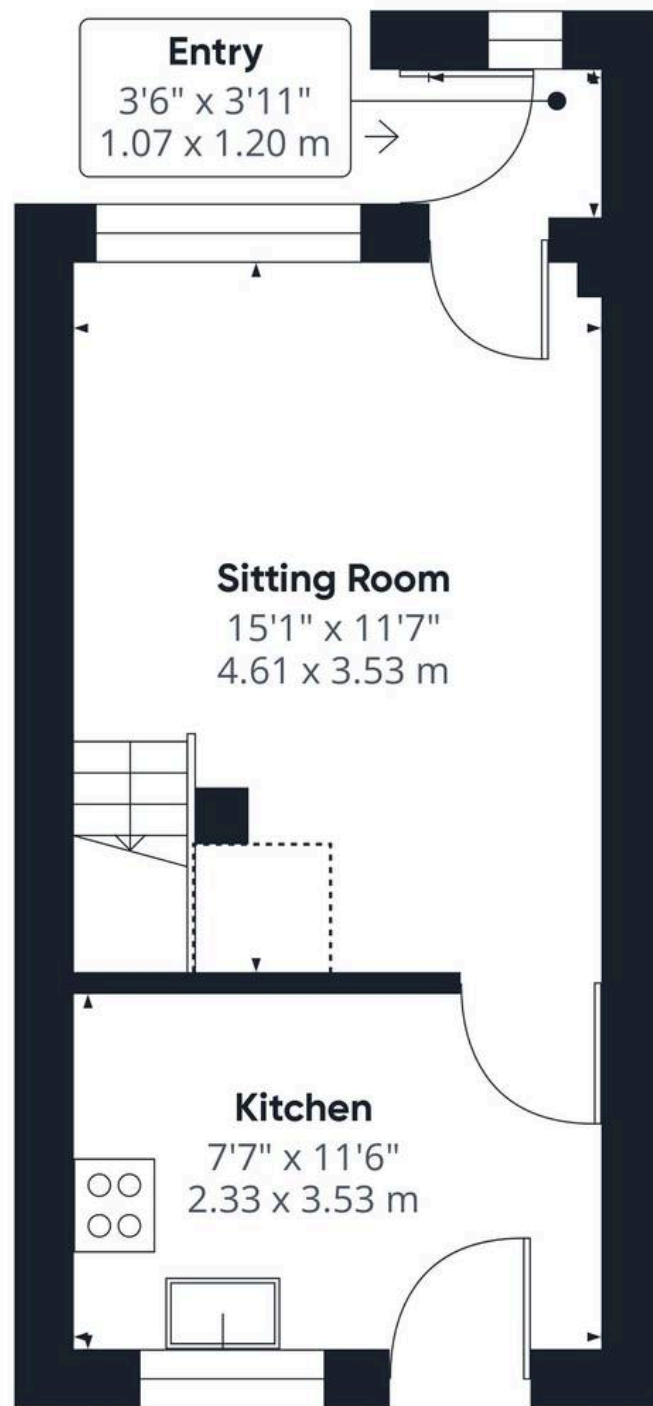




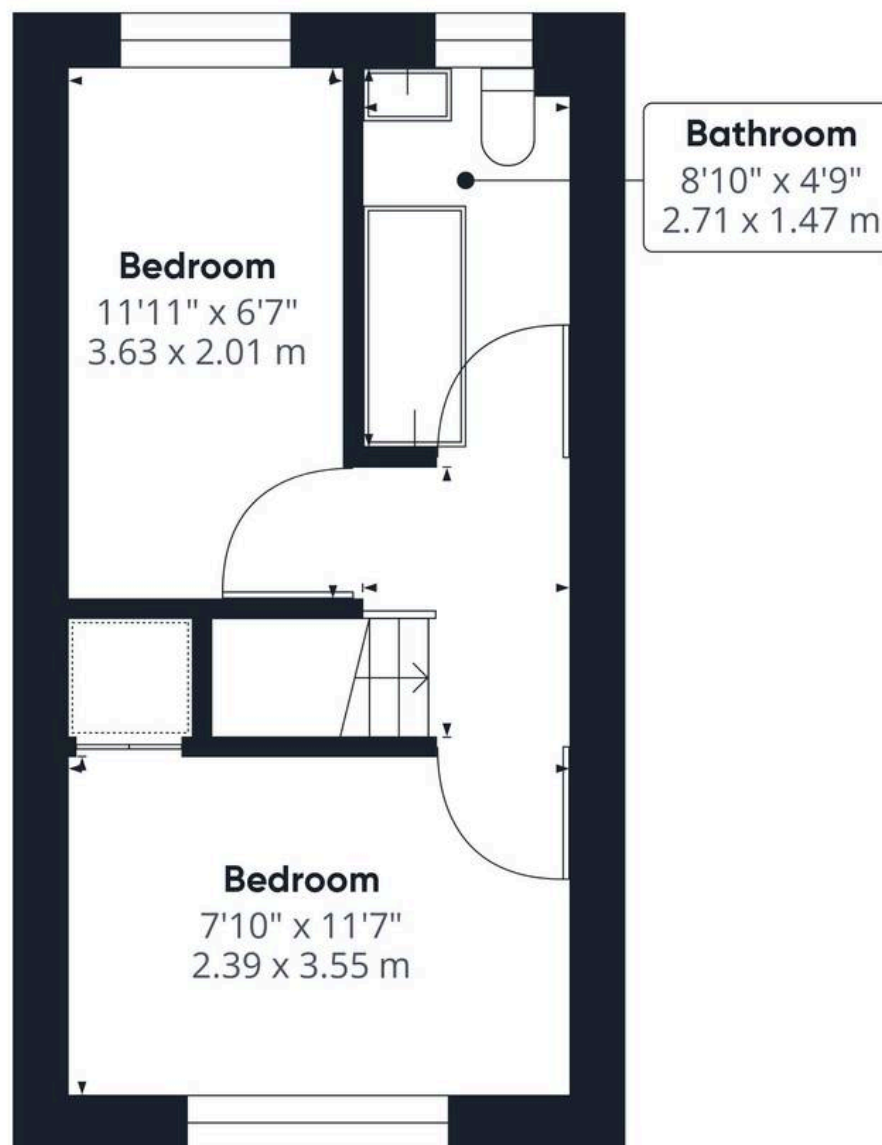
THE GREAT OUTDOORS

The private south facing rear garden offers a generous lawned space enclosed by timber fencing. There is a paved pathway leading from the back door to the bottom of the garden with a gate beyond. The garden is somewhat of a blank canvas to be made your own.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

518.93 ft²

48.21 m²

Reduced headroom

7.95 ft²

0.74 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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