



Thwaite Road, Ditchingham - NR35 2QH





## Thwaite Road

Ditchingham, Bungay

Tucked away on the edge of the POPULAR VILLAGE of DITCHINGHAM, this THREE BEDROOM SEMI-DETACHED BUNGALOW benefits from FANTASTIC VIEWS across OPEN FIELDS to the front, and generous REAR GARDENS. The property itself offers IMMACULATE ACCOMMODATION comprising a modern kitchen/breakfast room, THREE DOUBLE BEDROOMS - two of which have built-in wardrobes, a well fitted family bathroom, L-SHAPED SITTING/DINING ROOM with PARKRAY MULTI-FUEL BURNER, opening into the conservatory. Externally the frontage offers driveway parking for multiple vehicles as well as access to the garage. To the rear you will find the PLEASANT, private and enclosed lawned REAR GARDEN which has been landscaped with a large PATIO - ideal for outside entertaining. The property benefits from OIL FIRED central heating and uPVC double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





- Panoramic Field Views
- Semi-Detached Bungalow
- Sitting Room with Multi-Fuel Burner
- Conservatory with Garden Views
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom with Shower
- Ample Off Road Parking & Garage

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

Set back from the road and approached via a hard standing driveway, a shingled frontage offers further parking and an area of low maintenance garden with panoramic field views opposite. A gate leads between the garage and main property to the rear, with the front door heading in via the kitchen or main hall entrance.



## THE GRAND TOUR

Heading to the hall entrance, wood effect flooring runs underfoot with space for coats and shoes and doors leading to the main living space and bedroom accommodation. Immediately to your right is the largest of the three bedrooms with a built-in wardrobe and field views to front. The second bedroom also enjoys garden views and a built-in wardrobe with fitted carpet, and the third bedroom creates an ideal bedroom or study space with a window to side. The family bathroom serves all three bedrooms complete with a white three piece suite including contrasting tiled splash-backs, and shaped panelled bath with an electric shower over. The kitchen also creates a useful entrance with wood effect flooring underfoot for ease of maintenance, and a U-shape arrangement of wall and base level units with tiled splash-backs and space for white goods including an electric oven. Sitting to the rear of the bungalow is the L-shaped sitting/dining room with a multi fuel burner and feature fireplace, with wood effect flooring and two windows facing to the rear. Ample space is provided for soft furnishing and a dining table, with double doors taking you to the conservatory which extends the living space and offers views across the private non-overlooked garden - with a window to side and rear, tiled flooring runs underfoot with a radiator also installed.

## FIND US

Postcode : NR35 2QH

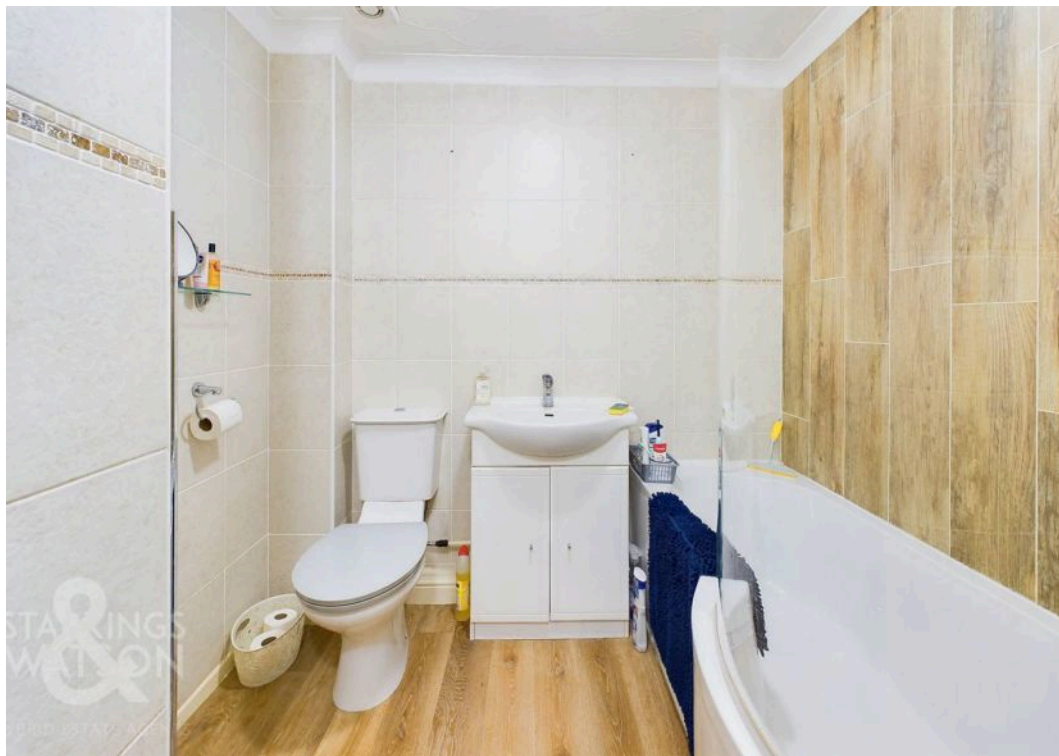
What3Words : ///afterglow.factored.lied

## VIRTUAL TOUR

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







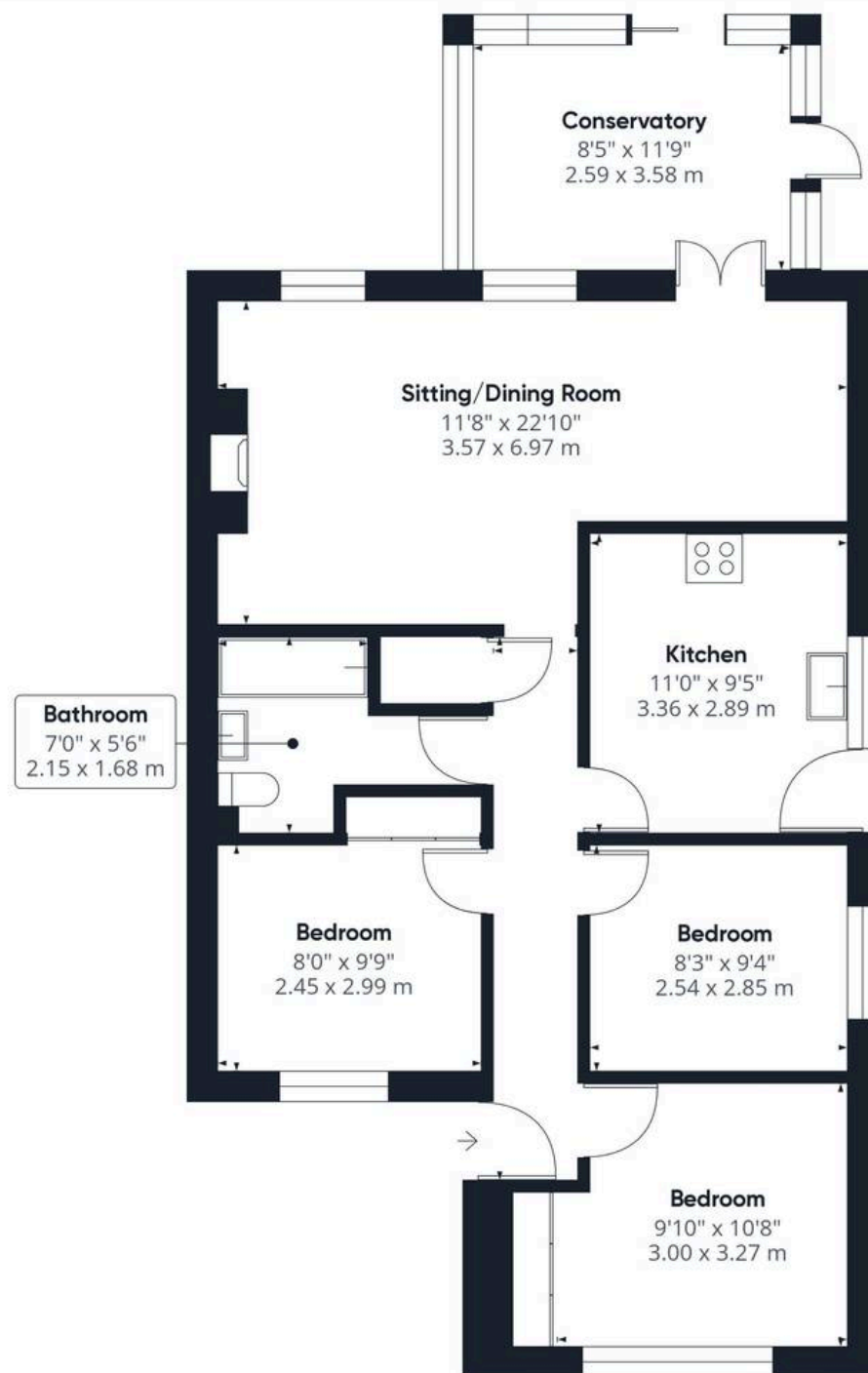




## THE GREAT OUTDOORS

The garden offers a well proportioned space which is mainly laid to lawn with a full width patio and covered seating area to the rear of the garage. Mature planting and shrubbery can be found to both sides of the garden, with a range of hedging and enclosed timber fence boundaries. A timber shed offers storage along with the single garage which offers an up and over door to front, window to rear, door to side, storage above, floor standing oil fired central heating boiler., power and lighting.





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

820.85 ft<sup>2</sup>

76.26 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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