



Wild Flower Way, Ditchingham - NR35 2SF



## Wild Flower Way

Ditchingham, Bungay

NO CHAIN! Nestled in a peaceful CUL-DE-SAC location, this delightful THREE BEDROOM SEMI-DETACHED HOME presents a prime opportunity for a range of purchasers including FIRST TIME HOMEOWNERS. Boasting a welcoming ambience and no onward chain, this property is a blank canvas awaiting a personal touch. The ground floor features a hall entrance with W/C, sitting room offering a cosy retreat and a kitchen/dining room to the rear leading out to the garden. Moving upstairs, THREE AMPLE BEDROOMS provide comfort and space as well as a family bathroom, making it an ideal abode for a growing family. To the rear of the property, a large private garden awaits, providing space for play and outdoor relaxation. Additionally, DRIVEWAY PARKING and an attached single GARAGE can be found which could of course be converted and incorporated into the living accommodation (stp).



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain!
- Semi-Detached Home
- Cul-De-Sac Location
- Sitting Room & Kitchen/Diner
- Three Ample Bedrooms
- Large & Private Rear Garden
- Driveway Parking & Attached Garage
- Ideal First Time Purchase

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.

#### SETTING THE SCENE

From the cul-de-sac there is a hard standing driveway to the front providing parking. This in turn leads to the single garage with an up and over door. There are also front lawns, a gate leading front to rear and the main entrance door also to the front.



## THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway providing stairs to the first floor landing and a w/c. The hallway leads through to the main sitting room with a large window to the front. The sitting room provides access to the kitchen/dining room beyond which is open plan offering double door onto the garden, door to the side patio and a built in storage cupboard. There is a range of wall and base level units with rolled edge worktops over as well as space for shite goods.

Heading up to the first floor landing you will find three ample bedrooms off landing with two doubles and one single. There is also a family bathroom with a bath, w/c and hand wash basin.

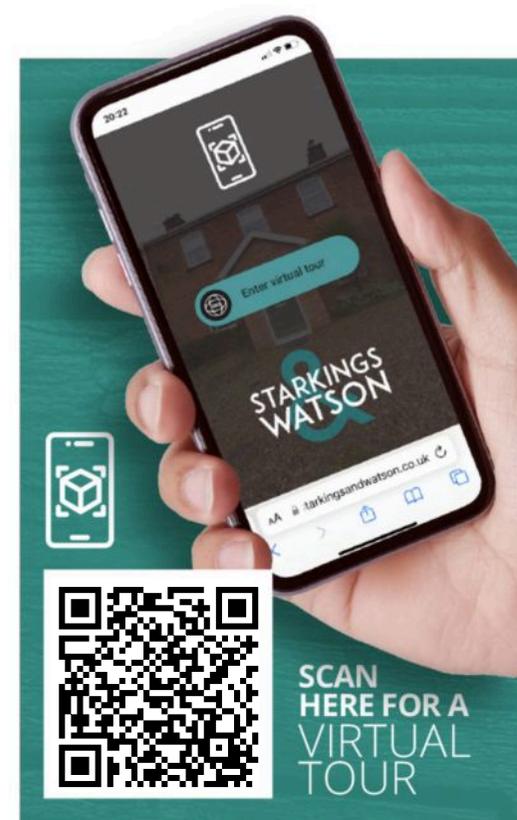
## FIND US

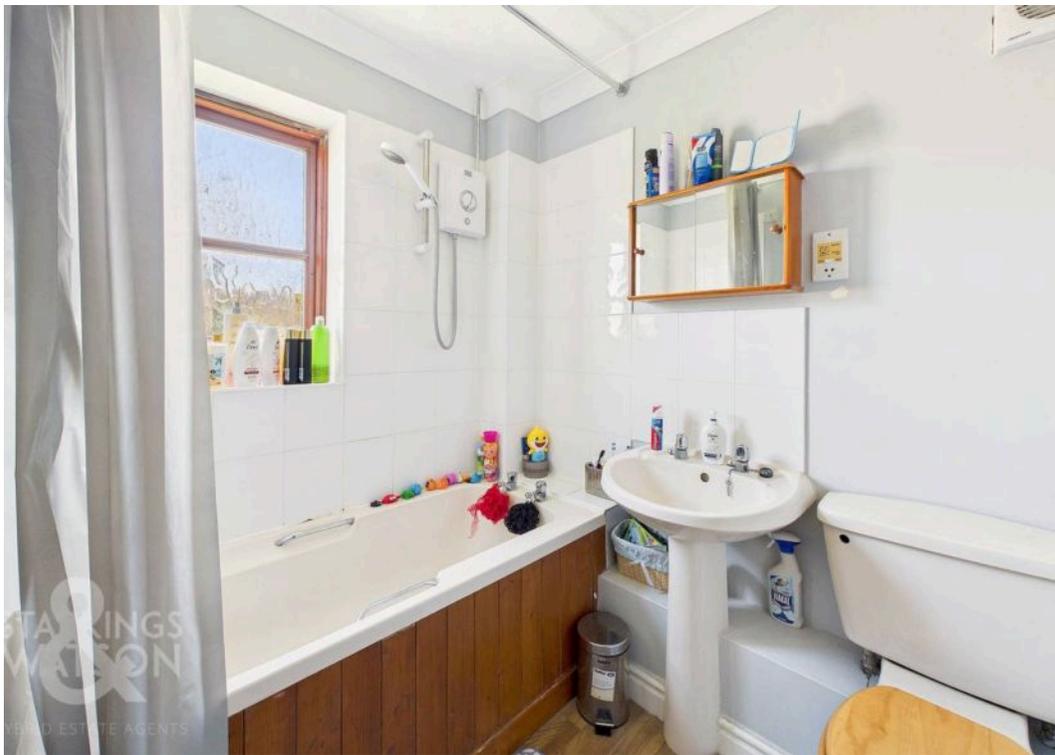
Postcode : NR35 2SF

What3Words : ///occupy.salmon.riches

## VIRTUAL TOUR

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







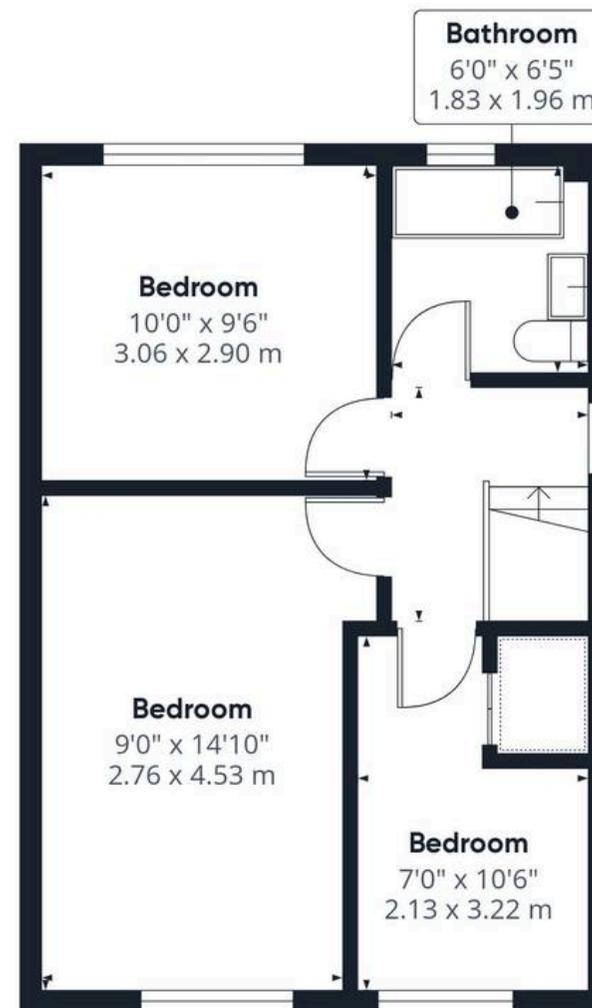
## THE GREAT OUTDOORS

The enclosed rear garden offers generous lawns as well as paved patio area to the rear and side. The patio provides access to the garage from the rear. The garden is enclosed with timber fencing and there is a side gate leading from front to rear.





Ground Floor



Floor 1

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

930.65 ft<sup>2</sup>

86.46 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



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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.