



Waterside Drive, Ditchingham - NR35 2SH



Waterside Drive

Ditchingham, Bungay

Located within the SOUGHT AFTER and private development of the Maltings in Ditchingham, you will find this IMMACULATELY PRESENTED END OF TERRACE home having been upgraded by the current vendors. The property offers a TURN KEY proposition for potential purchasers and would make a perfect LOCK UP AND LEAVE or FIRST TIME PURCHASE or even next step on the ladder. Internally you will find entrance hallway and W.C, open plan SITTING/DINING ROOM and kitchen with BI-FOLDING DOORS onto the rear garden. On the first floor there are THREE BEDROOMS, one with EN-SUITE shower room as well as the main family bathroom. The property benefits from replacement oak flooring throughout the majority of rooms on both floors creating a modern feel. Externally the LANDSCAPED REAR GARDEN is well kept and offers plenty of space for entertaining. In addition there are TWO ALLOCATED PARKING SPACES off road.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Sought After Development
- Presented in Immaculate Order
- Landscaped Garden and Two Parking Spaces
- Open Plan Main Reception and Kitchen
- End of Terrace Home
- Upgraded Solid Oak Flooring
- Two double bedrooms, and a smaller bedroom which can be used as a study
- Two Bathrooms and W/C

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 via Waterside Drive with two allocated parking spaces found, one to the front and one to the rear. The main entrance door is found to the front partially covered with a small amount of front garden.



THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing as well as the w/c to the left. Heading down the hallway you will find access to the sitting/dining room with upgraded oak flooring and built in storage cupboard, there are also bi-folding doors opening onto the rear garden. Open plan to the sitting room is the kitchen which is well fitted with an array of modern wall and base units with wood effect worktops over. There are integrated appliances to include electric oven and gas hob, fridge/freezer, dishwasher and washing machine.

Heading up to the first floor landing there are three bedrooms as well as the bathroom and a built in storage cupboard. To the rear there is a single bedroom used as an office currently as well as an adjacent double bedroom. To the front, the family bathroom with bath and shower over as well as the main double bedroom with en-suite shower room. The upstairs also features the continuation of the same oak flooring.

FIND US

Postcode : NR35 2SH

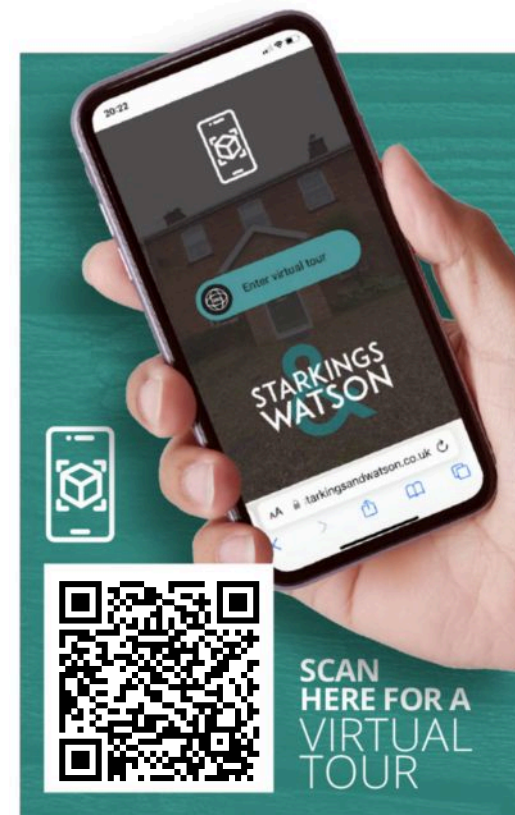
What3Words : ///acrobat.marsh.jeering

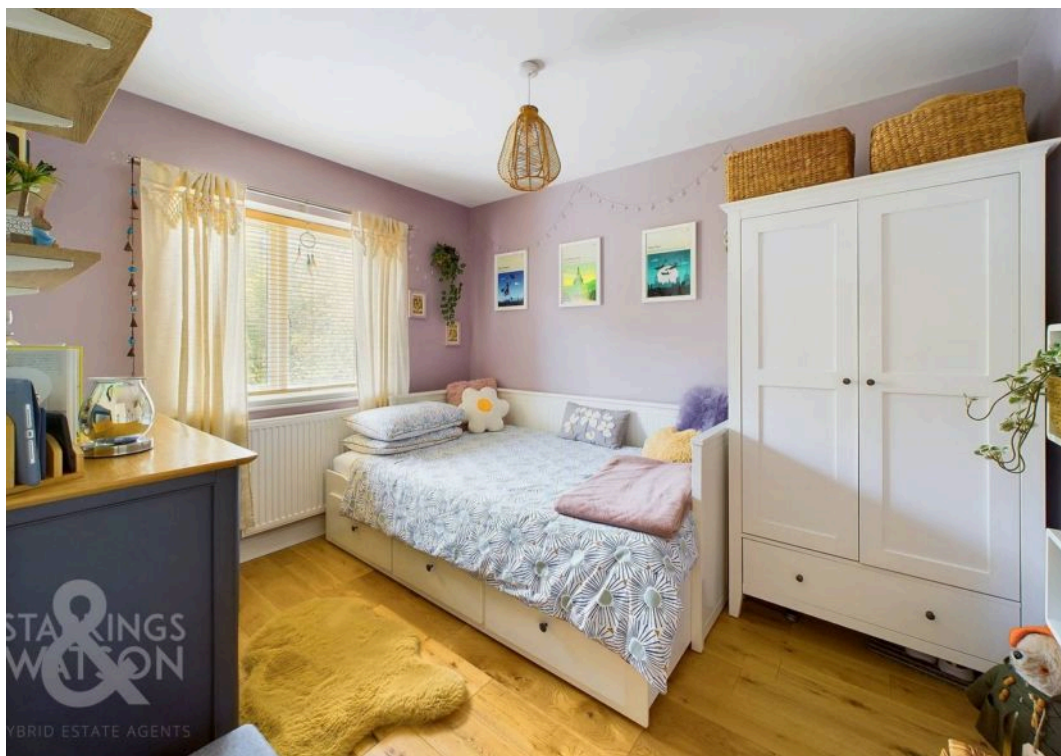
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is a freehold sale although there is a communal charge for the site, payable to Trinity Estate Management of approximately £500 PA.



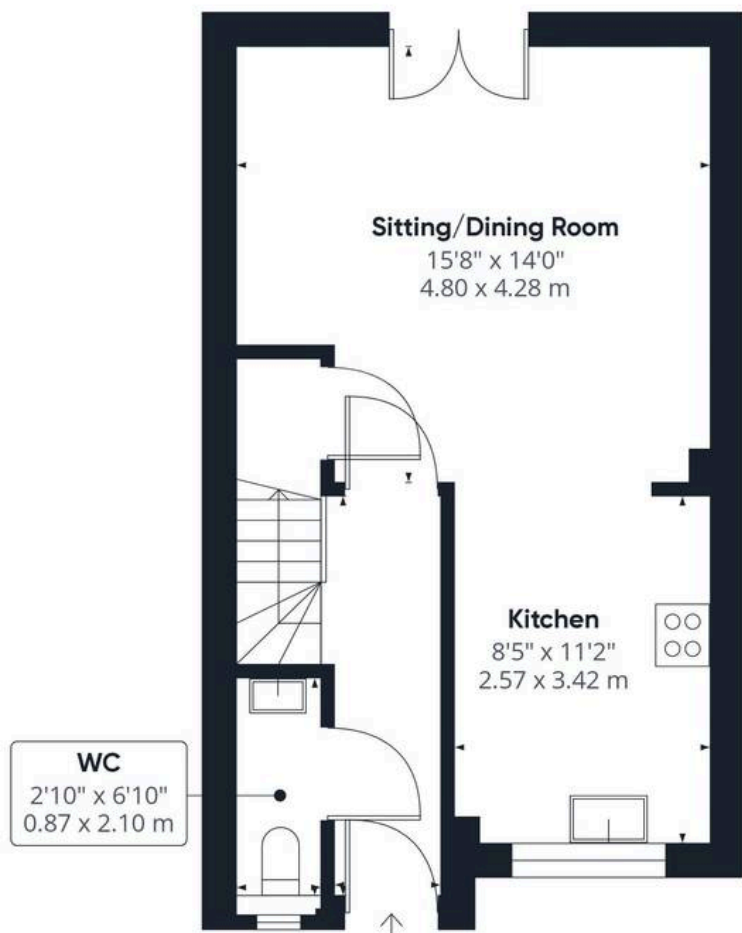




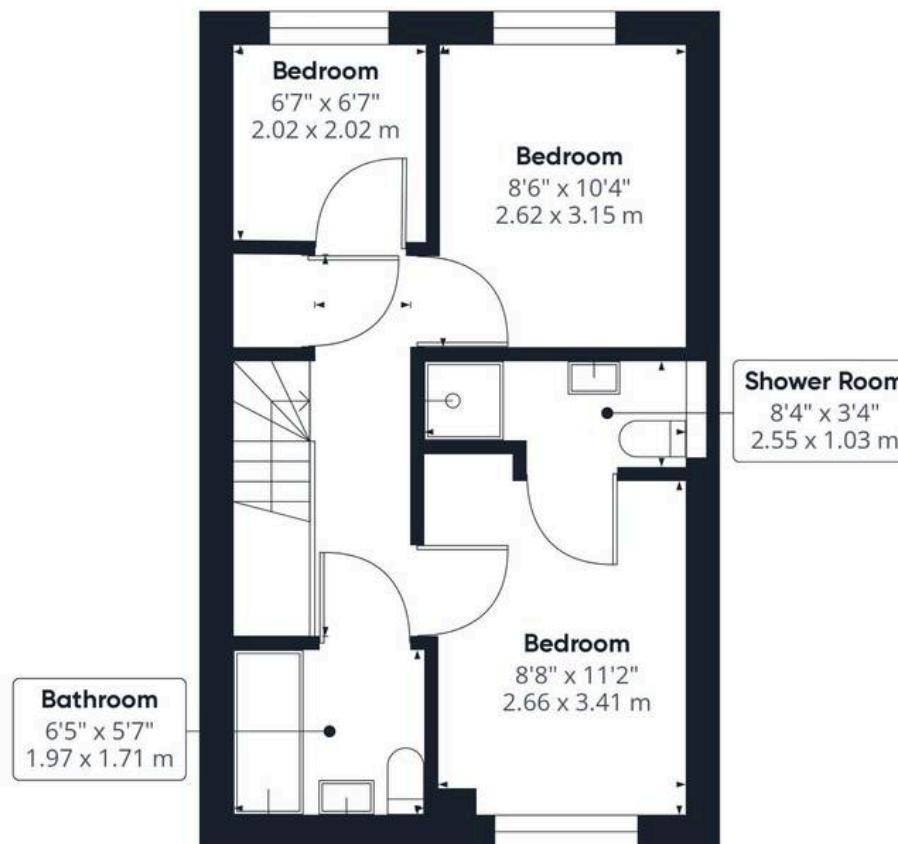
THE GREAT OUTDOORS

The fully landscaped rear garden can be found accessed off the bi-folding doors in the sitting room. There is a large paved terrace ideal for outside dining which leads onto a shingled area. There are various planting borders with shrub bed borders as well as mature trees and shrubs. The garden is enclosed with timber fencing as well as a gate to the rear onto the shared parking area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

752.29 ft²
69.89 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • 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 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.