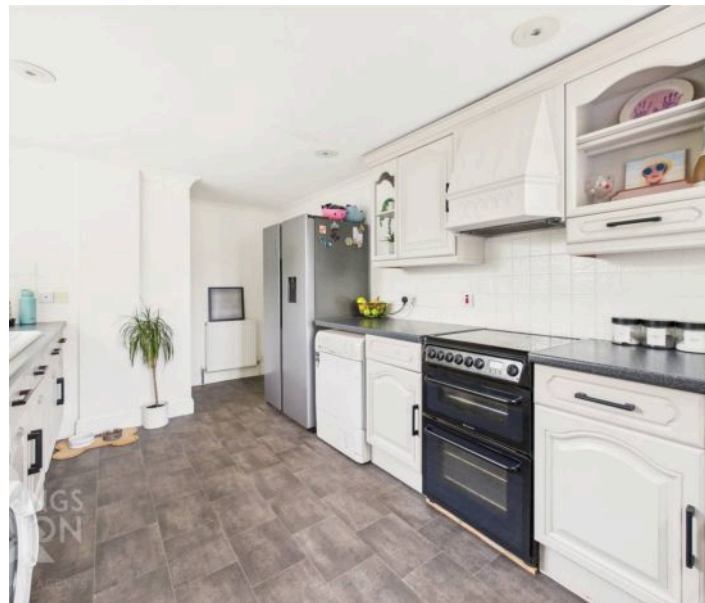
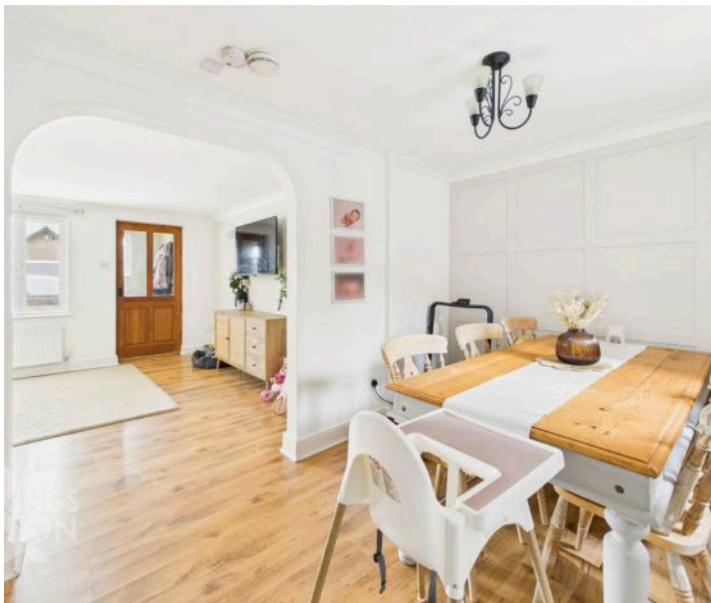




Loddon Road, Ditchingham - NR35 2RA



Loddon Road

Ditchingham, Bungay

Located within the HEART of the popular village of DITCHINGHAM brimming with amenities, this charming THREE BEDROOM END OF TERRACE cottage offers a delightful retreat for those seeking a harmonious blend of space, comfort, and convenience. Boasting over 900 SQFT internally (stms), this characterful property comprises TWO IMPRESSIVE RECEPTIONS, a separate kitchen, and a ground floor W/C as well as porch entrance all of which provide ample living space for modern family life. Ascending the staircase reveals THREE WELL PROPORTIONED BEDROOMS and a family bathroom, ensuring privacy and relaxation for all residents. Outside, the property offers a generous ENCLOSED REAR GARDEN, offering a tranquil space for outdoor enjoyment for the whole family, while driveway parking at the front provides added practicality.

Council Tax band: B

Tenure: Freehold

- End Of Terrace Cottage
- Over 900 SQFT Internally (stms)
- Two Impressive Receptions
- Separate Kitchen & Ground Floor W/C
- Three Ample Bedrooms & Family Bathroom
- Generous Enclosed Rear Garden
- Driveway Parking
- Central Village Location With Amenities

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

Approached via Loddon Road in the heart of Ditchingham you will find an initially shared approached over the side track leading onto a shingled parking area to the front providing parking for two vehicles. There is a door to the front leading into the porch entrance.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a very useful porch entrance with space for coats and shoes. This in turn leads through to the main sitting room with a wood effect flooring, alcove storage and the stairs to the first floor landing. An archway leads through to the dining beyond with an attractive panelled wall and a door to the ground floor w/c. There is also a door leading into the separate kitchen which offers a range of wall and base level units with rolled edge worktops over. There is then space within the kitchen for a full range of white goods including double fridge/freezer, dishwasher, oven and washing machine as well as a large built in cupboard and door onto the garden beyond.

Heading up to the first floor landing you will find plenty of natural light as well as access to the three ample bedrooms and a bathroom. The bedroom to the front is a lovely space with a large sleeping area and secret dressing area tucked around the corner. In addition there are two further bedrooms to the rear both of a generous size and the family bathroom offers a modern suite with w/c, hand wash basin and bath with shower over.

FIND US

Postcode : NR35 2RA

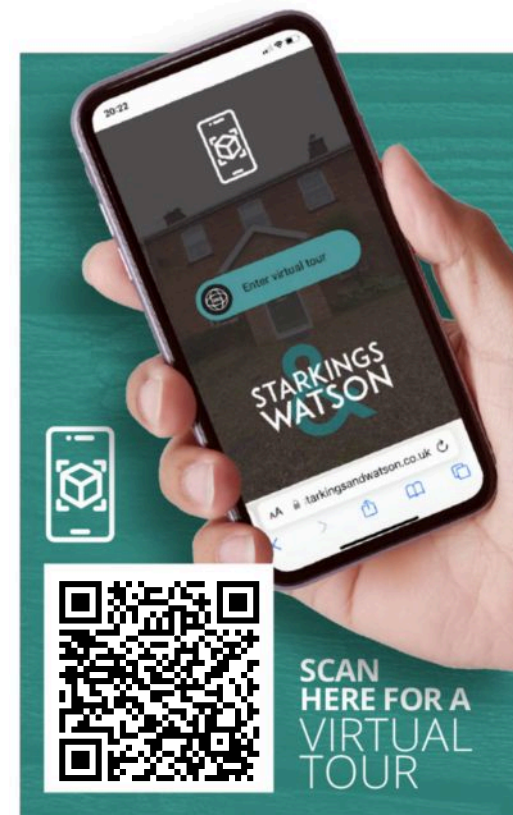
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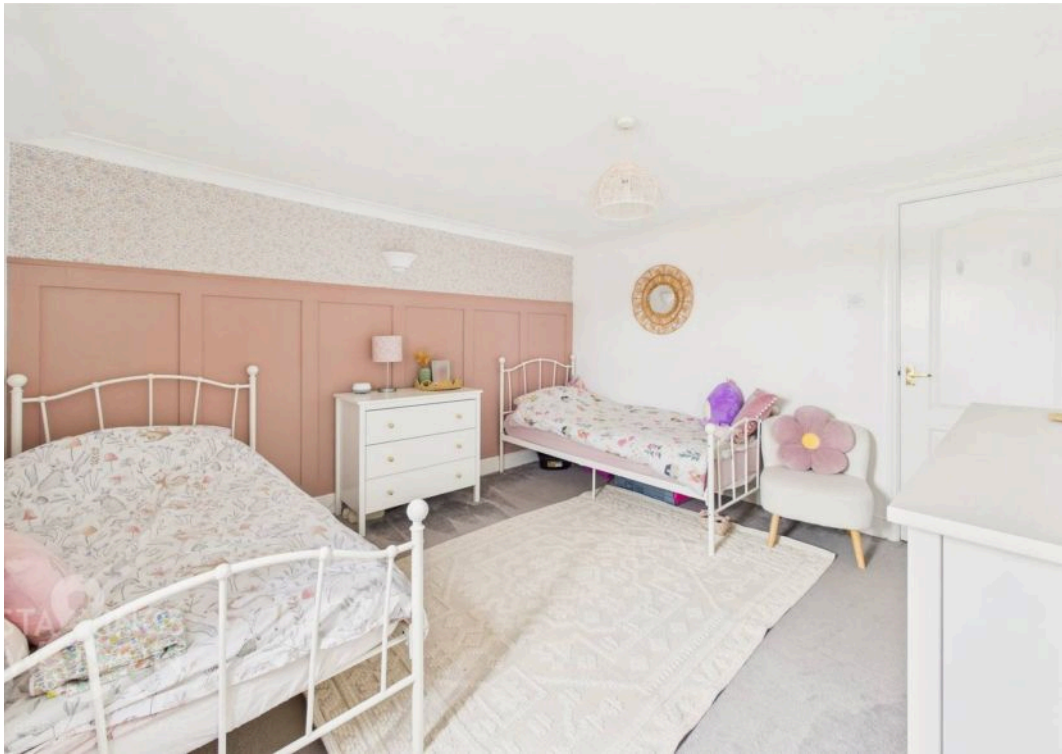
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the rear garden has a bisected access for the neighbouring cottage.



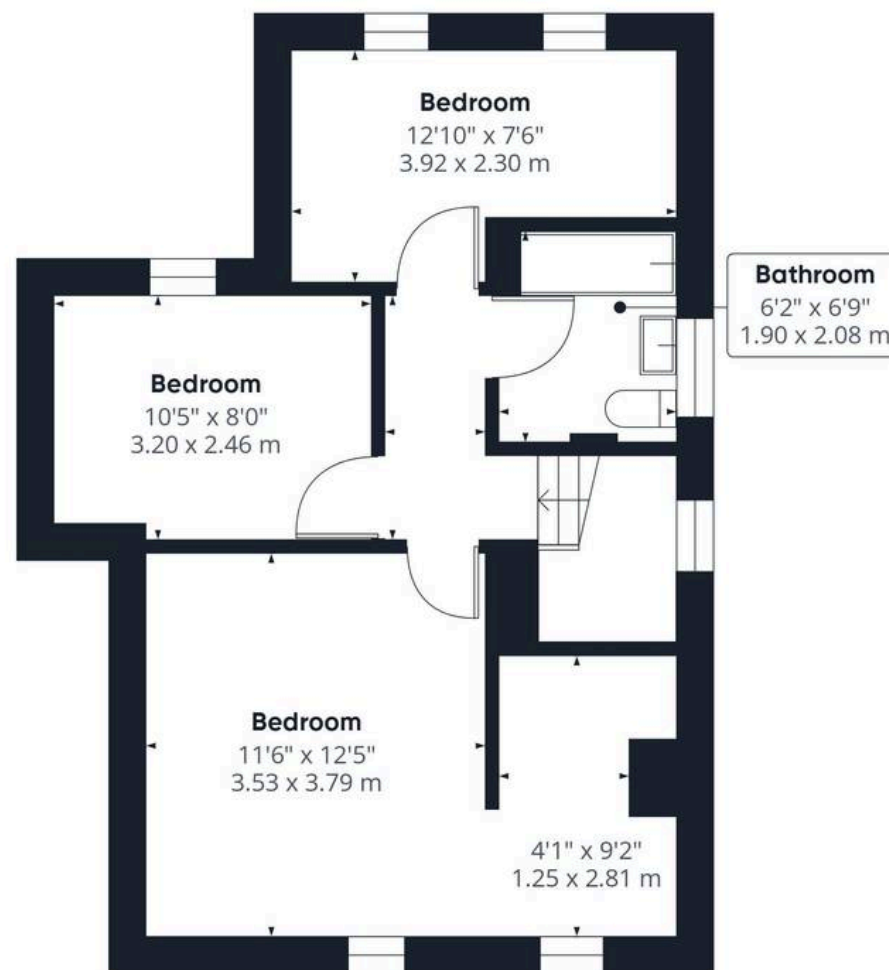




THE GREAT OUTDOORS

The generous and enclosed rear garden offers a private space ideal for a family. There is a paved patio providing space for seating as well as generous lawns leading to a play area at the top of the garden with artificial lawn with a timber shed beyond. The garden is enclosed with timber fencing surrounding and a side gate onto the shared access at the side.





Approximate total area⁽¹⁾
926 ft²
86 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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 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.