



Rider Haggard Way, Ditchingham - NR35 2JF

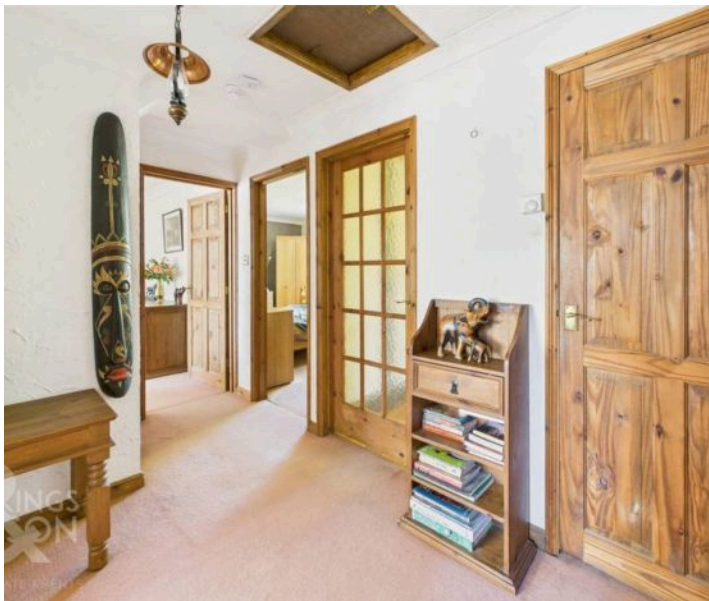




## Rider Haggard Way

Ditchingham, Bungay

NO CHAIN! This LINK DETACHED BUNGALOW located in the charming village of DITCHINGHAM, just a stones throw from the market town of BUNGAY offers over 930 Sq.Ft (stms), with scope to MODERNISE and MAKE YOUR OWN. The property boasts DRIVEWAY PARKING and a GARAGE with electric roller shutter door to the front, with a PRIVATE and ENCLOSED landscaped GARDEN to the rear. Inside, you will find a HALLWAY ENTRANCE with UTILITY SPACE, a FAMILY BATHROOM to the right with shower over bath. Straight ahead, a fitted KITCHEN leads to the REAR PORCH. Also from the hallway, a 17' open SITTING ROOM with a front facing aspect and TWO DOUBLE BEDROOMS.



Council Tax band: C

Tenure: Freehold



- No Chain!
- Link Detached Bungalow
- Over 930 Sq.Ft (stms)
- Driveway Parking & Garage
- 17' Open Sitting Room
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Close to the Market Town of Bungay

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, a paved driveway leads to the garage with electric roller shutter door and further driveway parking to the left. The left of the properties frontage is laid to lawn with well established shrubs defining the border, offering privacy. The paved pathway runs adjacent to the property leading to the front entrance.



## THE GRAND TOUR

Stepping inside, a welcoming entrance porch offers wood tile flooring for ease of cleaning with a radiator and utility space to the right with plumbing for white goods. Straight ahead, a carpeted hallway opens to the living accommodation with two useful integral storage cupboards and loft access above. To the right, the family bathroom offers a contemporary three piece suite with built in vanity storage, tiled flooring, floor to ceiling tiling and shower over the bath with glass splashback. Back to the hallway and straight ahead, the kitchen is fully fitted with both floor and wall base storage cupboards with ample undercounter space for white goods, dining space can be found opposite with tiled flooring underfoot. Beyond the kitchen, a wood constructed extension offers French doors opening to the garden and a brick fireplace with a woodburner. Going back to the hallway and to the far left from the entrance hall, the 17' sitting room enjoys lots of natural light from a front facing aspect with a feature brick fireplace providing a focal point, fitted carpets feature underfoot and two radiators keep the room warm. Completing the accommodation, two double bedrooms can also be found from the hallway, the main bedroom enjoys views of the garden from uPVC double glazed windows, with ample space for a large double bed and further wardrobes and furniture. Fitted carpets can be found underfoot with a large radiator positioned below the window. The second double room overlooks the properties frontage with further uPVC double glazed windows, with fitted carpet and a large radiator.

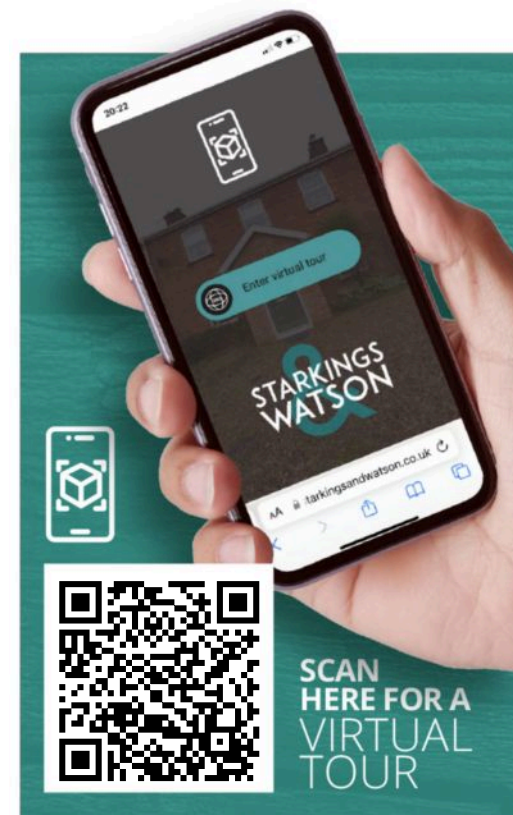
## FIND US

Postcode : NR35 2JF

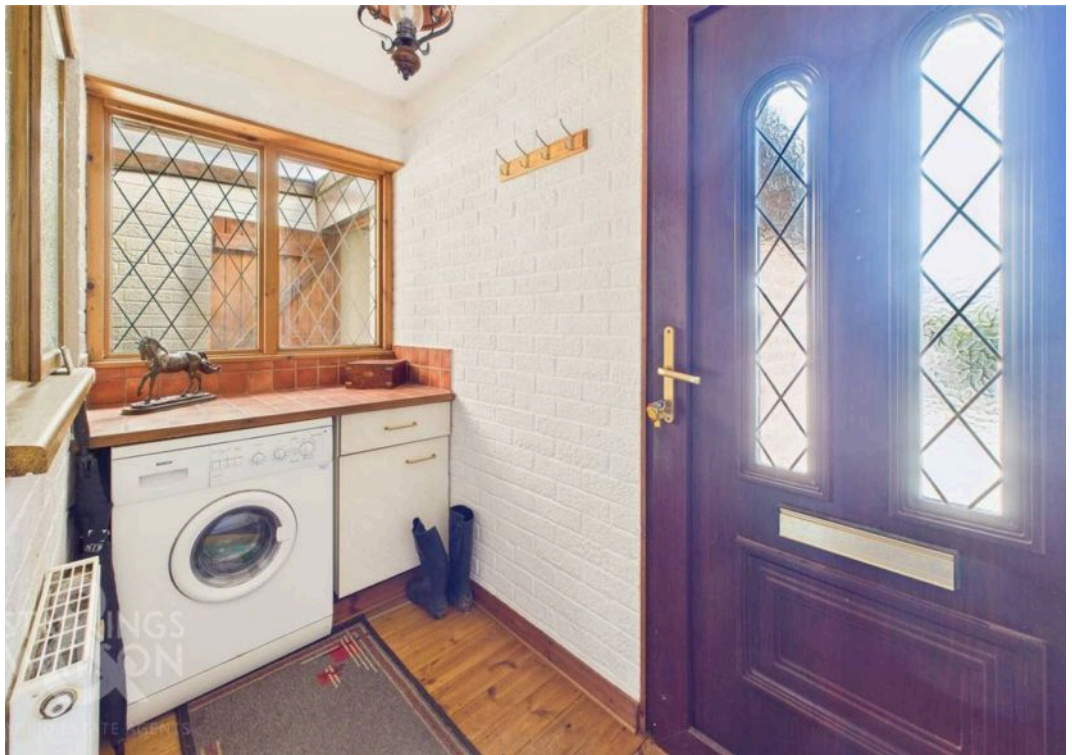
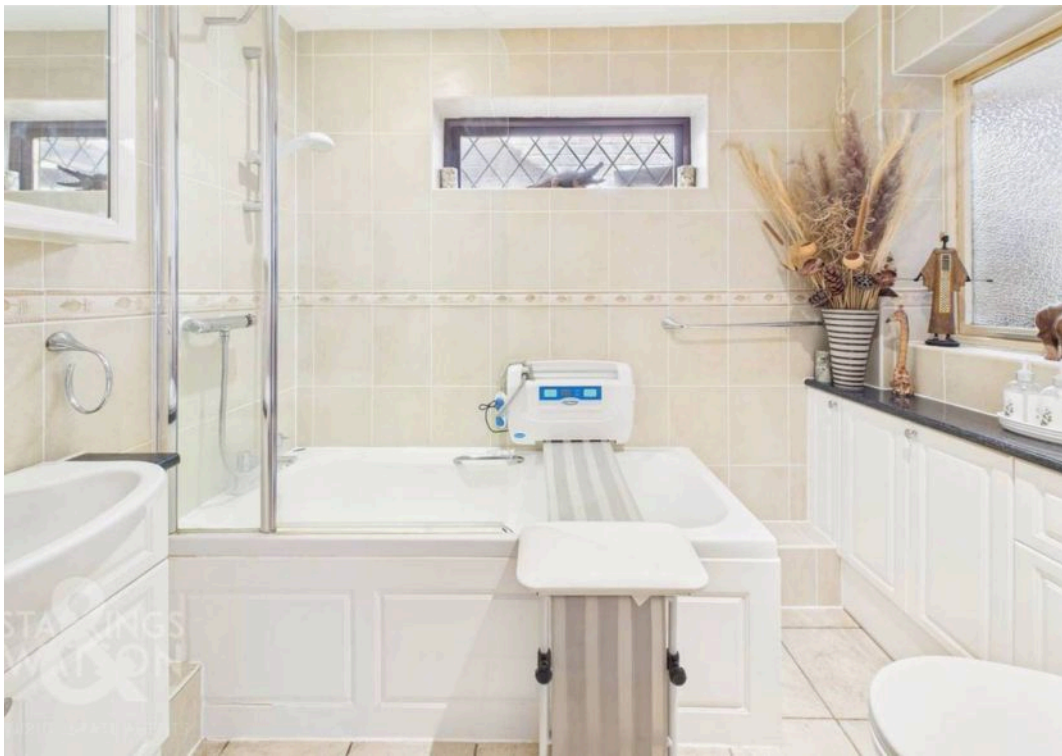
What3Words : ///jetting.shuffles.quitter

## VIRTUAL TOUR

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







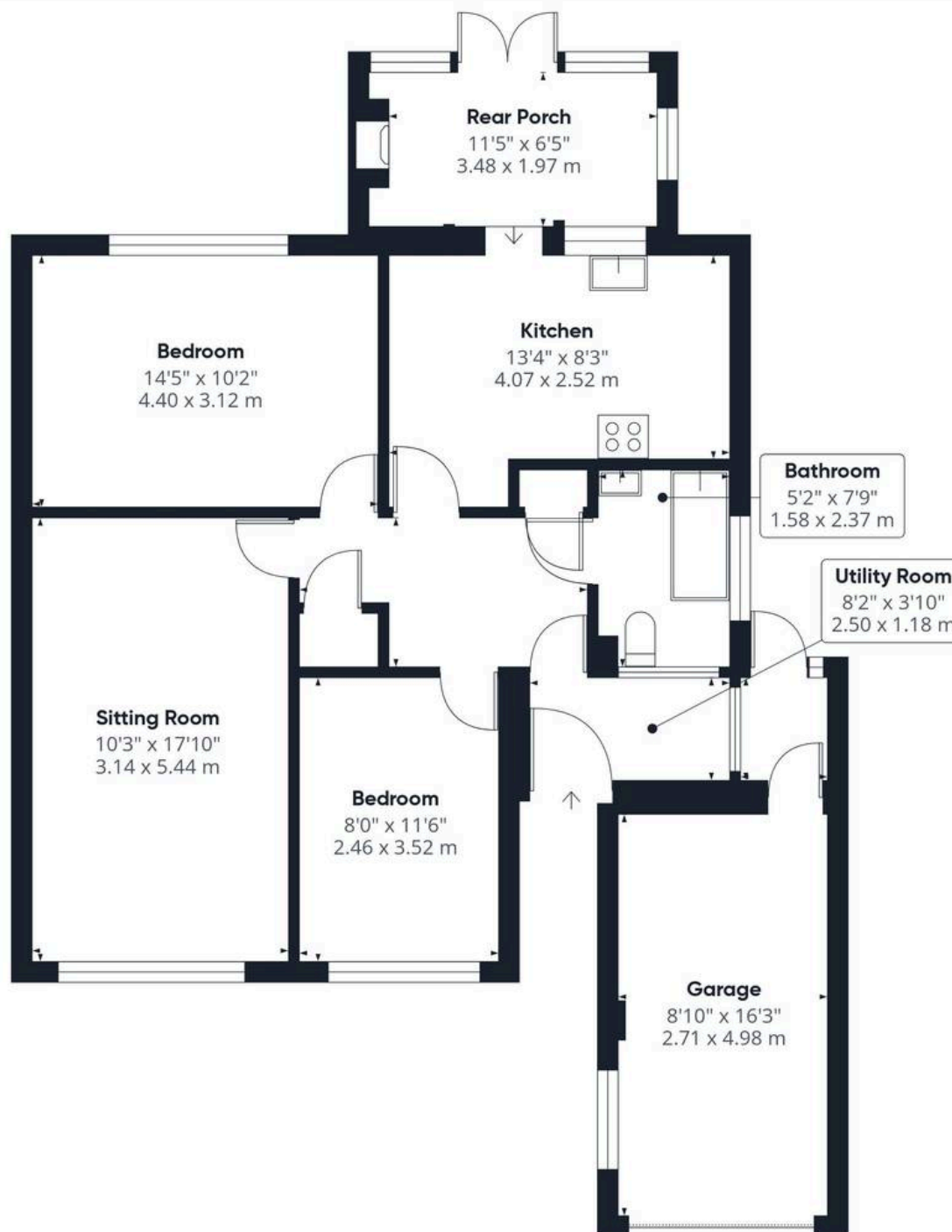




## THE GREAT OUTDOORS

The rear garden is mostly laid to shingle with a flagstone patio space to the left offering the perfect space for outdoor seating and benefitting from a wooden shed for storage and further pathway to the front garden. To the right, access can be found to the garage space. Well established shrubs and tree's feature, offering total privacy. A further storage shed can be found to the end of the garden, with a raised and enclosed decking adjacent.





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

938 ft<sup>2</sup>

87.2 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 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 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.