



Station Road, Ditchingham - NR35 2QW



Station Road

Ditchingham, Bungay

NO CHAIN! Presenting an exceptional opportunity to acquire a charming TWO BEDROOM DETACHED CHALET STYLE HOME in a sought-after village setting. Boasting over 1200 SqFt (stms) of internal space, the property offers potential for EXTENSION and DEVELOPMENT (subject to planning), catering to those with an eye for customisation. The property has never been on the market before having been built by and owned by the same family from new in the 1970's. The accommodation comprises a generously-sized sitting room and a kitchen/dining room complemented by a conservatory beyond. On the ground floor there is also a family bathroom as well as front and rear porch. On the first floor there are TWO AMPLE BEDROOMS with various eaves storage cupboards as well as an en-suite W/C. Not to be overlooked, the highlight of this residence is its wonderful and mature, PRIVATE REAR GARDENS - an idyllic retreat for relaxation and entertaining. Further enhancing the appeal is DRIVEWAY PARKING and INTEGRAL GARAGE with potential to convert into internal accommodation.

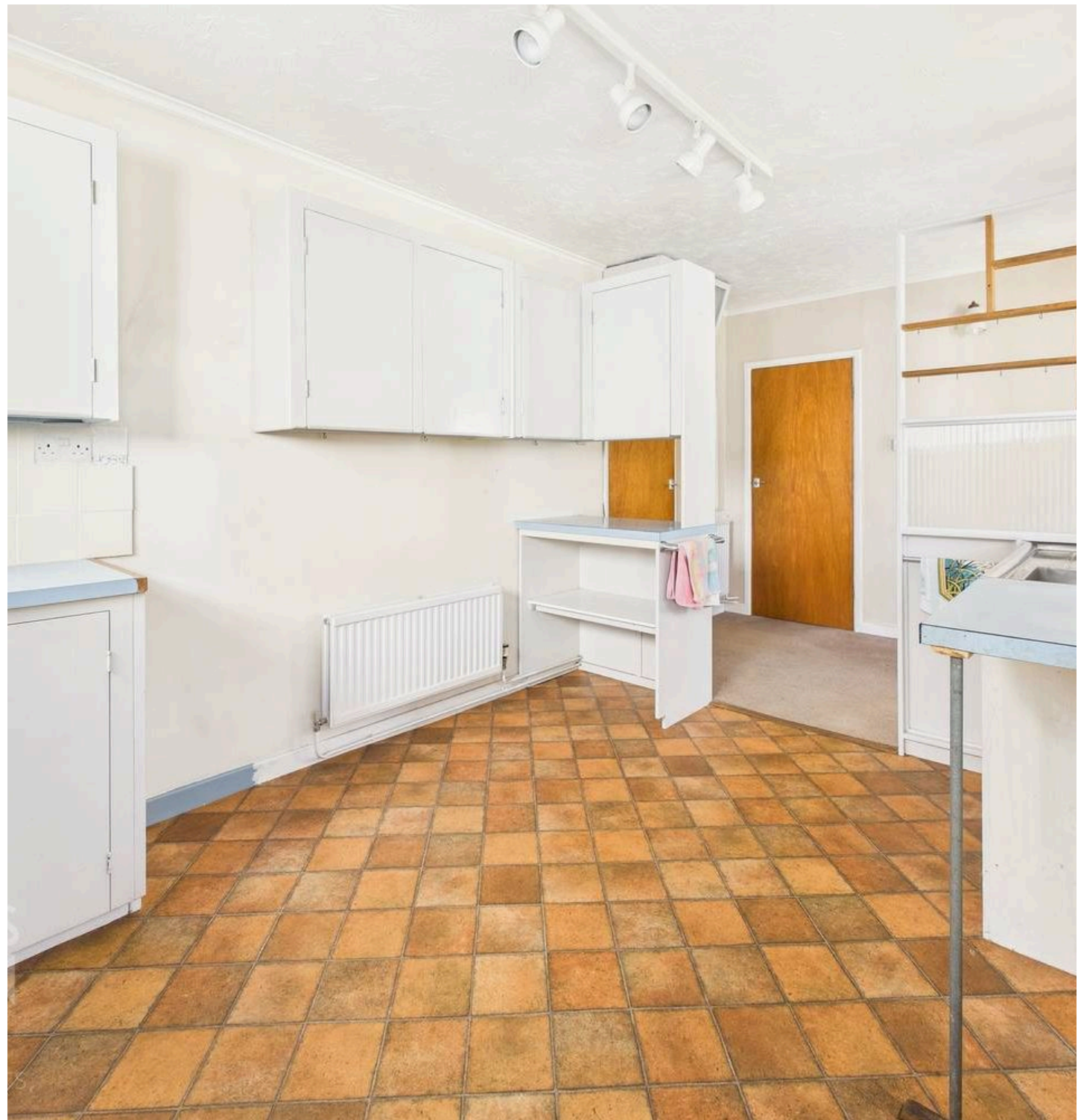


Council Tax band: C

Tenure: Freehold

- No Chain!
- Sought After Village Location
- Extension & Development Potential (stp)
- Over 1200 SqFt (stms)Internally
- Sitting Room & Kitchen/Dining Room With Conservatory
- Two Bedrooms, Bathroom & W/C
- Wonderful, Private Rear Gardens
- Driveway Parking & Integral 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

Approached via Station road In the heart of Ditchingham, you will find a block pave driveway to the front providing off road parking. This in turn leads to the integral garage with an up and over door. There is side access to the rear garden as well as mature hedging with the main entrance door also found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small front lobby leading into the entrance hallway with stairs straight ahead to the first floor. To the right of the hall is the main sitting room with a dual aspect and a fireplace. To the rear of the hallway is the kitchen/dining room with a range of wall and base level units. There is a small rear lobby off the kitchen leading to the garden as well as a conservatory overlooking the garden. Also off the kitchen is the family bathroom with a four piece suite including a bath and separate shower.

Heading up to the first floor landing there is a walk in storage cupboard straight ahead. To the left is a generous double bedroom with large eaves storage cupboards to both the front and the rear. To the right off the landing there is the main bedroom with a window seat to the front, built in storage cupboards and a useful w/c en-suite.

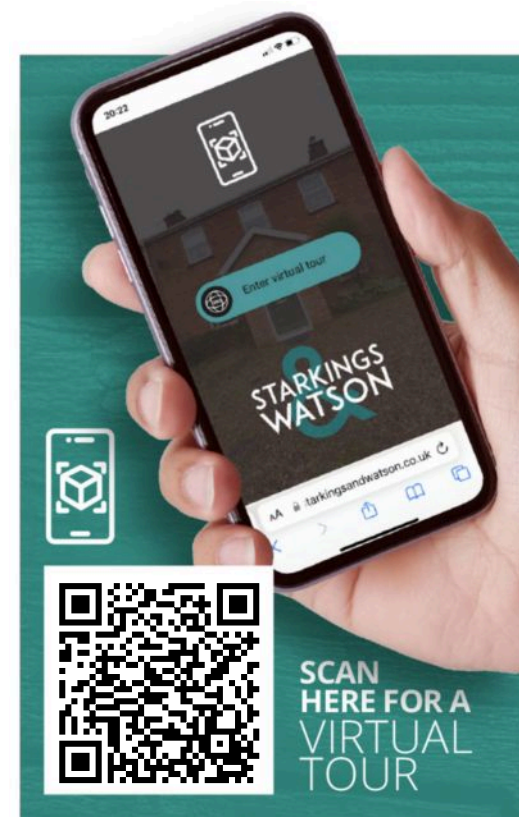
FIND US

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VIRTUAL TOUR

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



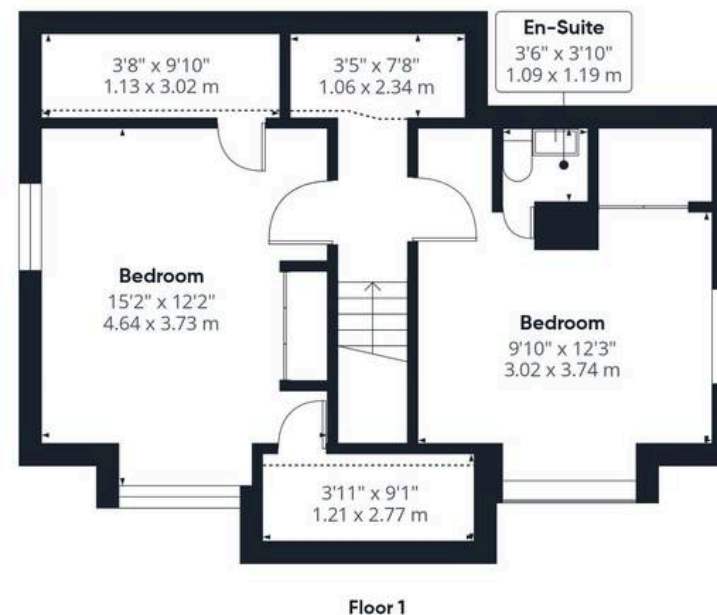
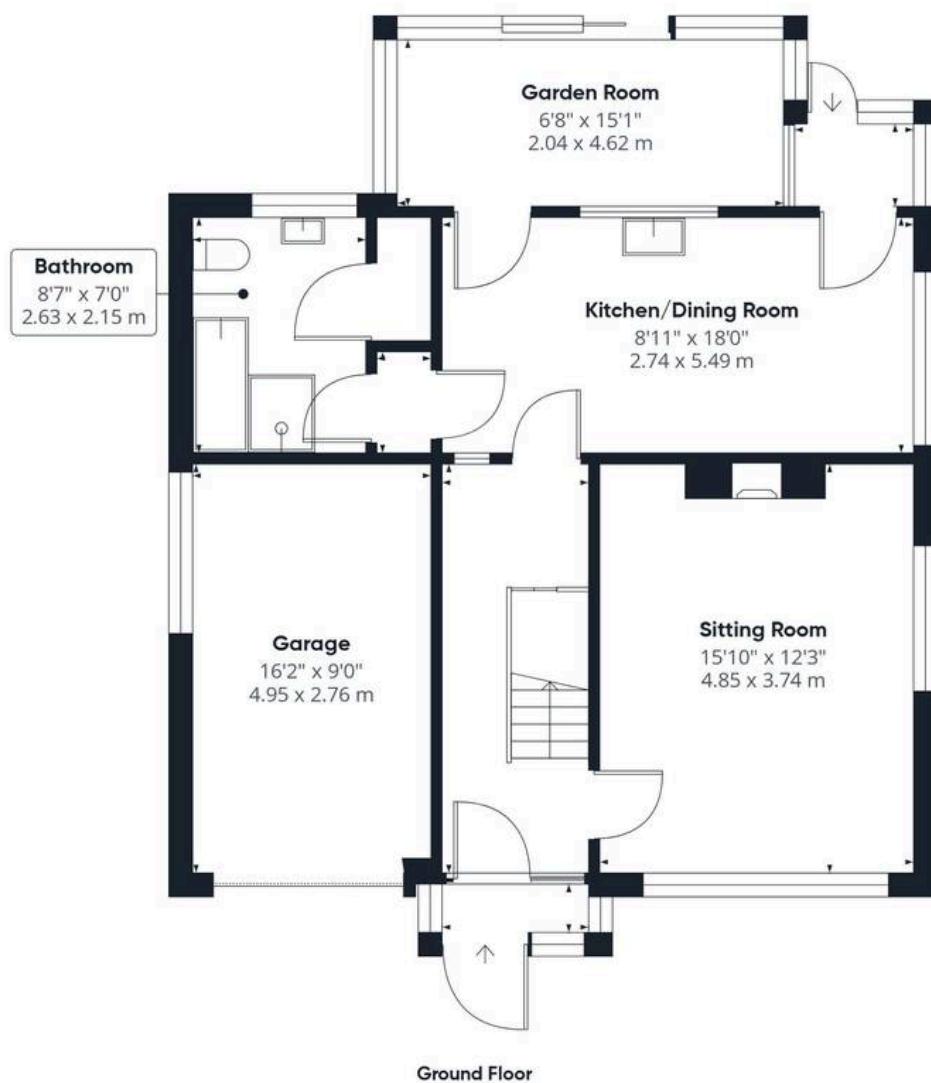




THE GREAT OUTDOORS

The stunning mature rear garden offers wonderful private space to be enjoyed all year round as well as offering space to extend into if required and STP. There is a paved patio area leading to the main section of lawns which is flanked by mature hedging. You will find areas of well stocked planting as well as mature fruit trees. To the rear of the garden there are various timber outbuildings.





Approximate total area⁽¹⁾

1271 ft²

118.1 m²

Reduced headroom

81 ft²

7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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.