



Loddon Road, Ditchingham - NR35 2RA



Loddon Road

Ditchingham, Bungay

Located in the SOUGHT AFTER village of DITCHINGHAM close to Bungay, this exceptional THREE BEDROOM SEMI-DETACHED COTTAGE has been extended and well looked after by its current owners having been a loving family home for over 20 years. Boasting over 1150 sqft internally (STMS), this charming property offers a perfect blend of character and modern comforts with the addition of a GENEROUS PLOT. Upon entering, you are greeted by a useful porch entrance with a W/C, TWO IMPRESSIVE RECEPTION ROOMS can be found one of which houses a WOODBURNER, both ideal for entertaining, along with a spacious KITCHEN/DINING ROOM providing a delightful space for culinary creations. Ascend the stairs to find THREE DOUBLE BEDROOMS and an impressive FOUR PIECE FAMILY BATHROOM. Outside, the property sits on a generous plot, offering ample outdoor space both to the front and rear. With plenty of DRIVEWAY PARKING and garaging options, this home effortlessly combines style, space, and functionality, making it a must-see for growing families wanting a pleasant village location and plenty of space inside and out!



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Semi-Detached Extended Cottage With Oil fired Central Heating & Double Glazed Throughout
- Over 1150 SQFT Internally (stms)
- Two Impressive Reception Rooms & Kitchen/Dining Room
- Three Double Bedrooms
- Impressive Family Bathroom & Separate W/C
- Generous Plot To Front & Rear
- Plenty Of Driveway Parking & Garaging
- Sought After Village Location

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

Approaching via the Loddon Road in the heart of Ditchingham you will find a long and impressive driveway to the front providing plenty of parking off road as well as front lawns. There is a timber built garage within the front garden with power and light as well as a timber built garage/car port to the side of the cottage with access through to the garden beyond. The main entrance door is found to the front, partially covered with a storm porch.

THE GRAND TOUR

Entering the cottage via the main door to the front, there is a useful porch entrance with lots of space for coats and shoes as well as access to the ground floor w/c. A doorway leads through to the family/dining room with double doors opening onto the garden and wood effect flooring. An arch leads through from the family room to the kitchen/dining room which also provides a staircase to the first floor landing. The kitchen benefits from a range of wall and base level units with wood worktops as well as integrated electric oven and hob with extractor fan over and space for all white goods. There is a stable door from the kitchen out to the garden beyond as well as space for a dining table and a doorway into the sitting room to the front. The sitting room is a cosy room to the front with a brick built fireplace housing a woodburner.

Heading up to the first floor landing there are three bedrooms and a bathroom all off the landing. All three of the bedrooms are generous doubles with one benefitting from a fitted storage cupboard. The family bathroom is of an equally generous size with a four piece suite comprising, bath with centralised mixer tap and shower head, separate shower, w/c and hand wash basin.

FIND US

Postcode : NR35 2RA

What3Words : ///pokers.area.pairings

VIRTUAL TOUR

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



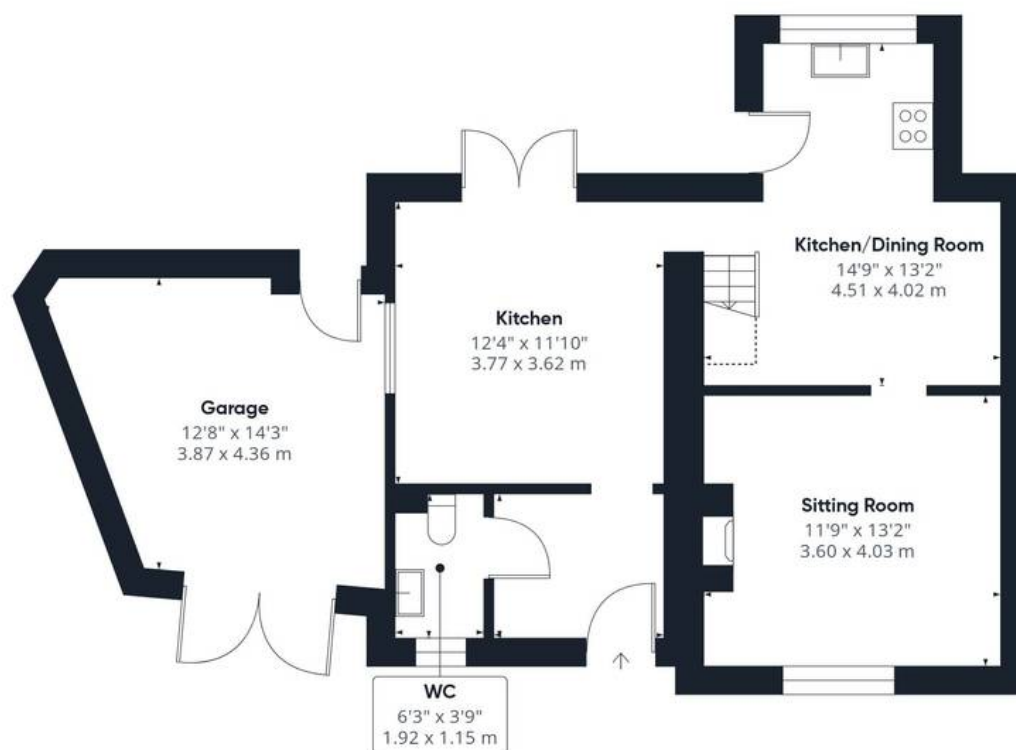




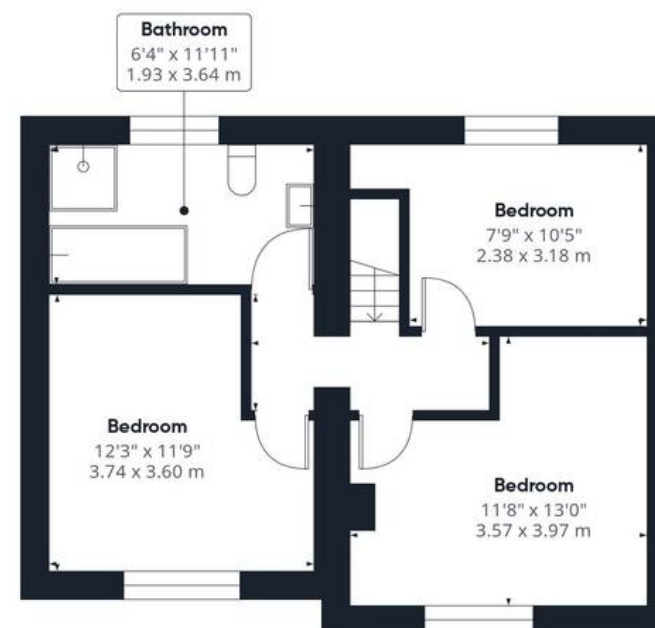
THE GREAT OUTDOORS

The cottage benefits from a well kept rear garden with generous lawns as well as a shingled patio area to the rear of the cottage providing the ideal spot for outside dining. Within the garden, there is a timber built shed and the oil tank as well as mature trees and shrubs. The garden is enclosed with timber fencing with hard standing for shed at the bottom of the garden and there is also access into the side car port/garage as well.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1160 ft²
107.8 m²

Reduced headroom

8 ft²
0.8 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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