



**Waterside Drive, Ditchingham BUNGAY NR35 2SH**





**welcome to**

**Waterside Drive, Ditchingham BUNGAY**

William H Brown are excited to present this lovely Ground Floor Flat situated in the desirable village of Ditchingham. The property features an Open plan Lounge/Kitchen/Diner which is ideal for entertaining. The master bedroom has a fitted wardrobe and en suite. Allocated parking space is included.



**Location**  
Located in the charming village location of Ditchingham, located across the River Waveney from Bungay by approximately a mile. The village itself has a local shop a primary school and a post office. Bungay is within a five minute drive offering a larger range of amenities including some local pubs and independent boutiques. Diss is nearby with a train station; offering ample parking and direct links to London Liverpool Street. Being on the rural side but yet close to amenities means there is a great balance for those who also enjoy nature's delights; with Broome Heath nearby for beautiful country walks and Suffolk's unspoilt coastline being a short distance away - Southwold being a particular tourists' favourite.

## **Accommodation**

### **Ground Floor – Apartment**

#### **Entrance Hall**

Access to all Rooms; Both Bedrooms, Lounge/ Kitchen/ Diner, Bathroom, Storage cupboard, Laminate wood effect flooring.

#### **Lounge/ Dining Room/ Kitchen**

Open plan Lounge/Diner/Kitchen space. Two double glazed window to Rear aspect, Bi-fold doors to Side aspect leading to Rear garden and door, Space for L Shaped or substantial sofa, Room for Dining table, Power points, Radiator, Laminate wood effect flooring.

Kitchen: Partially tiled walls, Modern style Fitted Kitchen wall and base units with contrasting wooden effect work surfaces, Stainless steel sink and drainer unit, Under unit lighting, Integrated Gas hob, Over head extractor fan, Electric Oven, Integrated 50/50 Fridge/Freezer unit, Power points, Spotlights, Tiled flooring.

#### **Bedroom 1**

Double glazed window to Rear aspect, Fitted Wardrobes, Radiator, Power points, Carpet flooring.

#### **En Suite**

Access via Bedroom 1, Partially tiled walls, Toilet, Wash hand basin with mixer tap, Towel radiator, Walk in Shower, Tiled flooring.

#### **Bedroom 2**

Double glazed window to Rear access, Carpet flooring.

#### **Bathroom**

Partially tiled walls, Toilet, Sink, Bath tub with mixer taps and hand held shower, Towel radiator, Tiled

flooring.

### **Outside**

#### **Rear Garden**

Enclosed garden via fence surround, Accessible via Open plan Lounge/Diner/Kitchen via Bi-fold doors, Laid to Lawn. Patio area with balcony above providing sheltered area, Rear gate access, Room for timber shed.

#### **Parking**

Allocated two parking space as photographed.



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## Waterside Drive, Ditchingham BUNGAY

- Two Double Bedroom Ground Floor Apartment
- Allocated Two Parking Spaces
- Open Plan Kitchen/ Lounge/ Diner
- Modern Fitted Kitchen
- Bedroom 1 Boasts En Suite
- Additional Bathroom with Bath Tub
- Bi-Fold Doors to Rear Garden with Patio area and Laid Lawn
- Desirable Village Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106269 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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