



Waterside Drive, Ditchingham Bungay NR35 2SH

welcome to

Waterside Drive, Ditchingham Bungay

William H Brown are delighted to present this Modern TWO bedroom House in the very sought after village of Ditchingham. Featuring an Open plan Lounge/Kitchen space, Downstairs WC, Two Double bedrooms - one with en suite and bathroom. An ideal property for First time buyers and investors alike.



Accommodation

Ground Floor

Entrance Hall

Handy cupboard, Access to Downstairs WC, Lounge which has Open plan access to Kitchen, Carpeted stairs leading to First floor landing.

Lounge

13' 2" x 13' 6" (4.01m x 4.11m)
Double glazed window to Rear aspect, Open plan with Kitchen, Bi-fold doors leading to Rear Garden, Room for Dining table, Radiator, Carpet flooring.

Kitchen

12' 5" x 6' 4" (3.78m x 1.93m)
Double glazed window to Front aspect with blinds, Open plan with Lounge ideal for entertaining, Fitted Kitchen Wall and Base units with Work surfaces, Partially tiled walls, Sink and drainer unit, Integrated Hob and Oven, Over head extractor fan, 50/50 Fridge freezer unit, Integral dish washer, Integrated Clothes Washer/Dryer, Radiator, Tiled flooring.

First Floor

Landing

Access to Bedroom 1, Bedroom 2 and Family Bathroom, Radiator, Carpet flooring.

Bedroom 1

10' 8" Plus Recess x 10' 9" Plus Recess (3.25m Plus Recess x 3.28m Plus Recess)
Double glazed window to Rear aspect, Double bedroom, Door leading to En Suite, Radiator, Carpet flooring.

En Suite

Toilet, Wash hand basin. Shower cubicle, Shower

cubicle, Tiled flooring.
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Bedroom 2

8' 9" x 13' 6" (2.67m x 4.11m)
Double glazed window to Front aspect, Double bedroom, Radiator, Carpet flooring.

Outside

Front Garden

Small landscaped Front garden, Off road parking, Slabs leading to Front door.

Rear Garden

Enclosed Rear garden with fence surround, Patio area ideal for outside entertaining and furniture with access to Open plan Lounge/Kitchen via Bi-fold doors, Outdoor light, Two outside sockets, Outside tap, Rest laid to lawn, Rear Access gate.

Parking

Two Allocated Parking Spaces Off Street.

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.



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Waterside Drive, Ditchingham Bungay

- No Onward Chain
- Desirable Village Location
- Downstairs WC, Family Bathroom & En Suite
- Two Allocated Parking Spaces
- Open Plan Lounge/ Kitchen
- Enclosed Rear Garden
- Modern Kitchen with Integrated Appliances
- Ideal for First Time Buyers and Investors Alike

Tenure: Freehold EPC Rating: B



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106244 - 0006

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