



Waveney Road, Ditchingham Bungay NR35 2RF

welcome to

Waveney Road, Ditchingham Bungay

William H Brown are delighted to present this fantastic THREE DOUBLE bedroom BUNGALOW situated on Waveney Road, in the village of Ditchingham. The property benefits from ample off road parking, Sociable living spaces with Lounge and Sociable, modern Kitchen Diner. Call us on 01986 894608 to view!



Accommodation

Ground Floor – Bungalow

William H Bown are delighted to present the immaculate Three-bedroom Bungalow; situated in the quiet village of Ditchingham. The property is in a great position; located close the playing field and the and both primary and pre-schools making it a fantastic option for families. Contintently it is just a short distance from a local shop, field walks on Broome heath; which is ideal for idyllic exploration and escapism on the doorstep, with the facilities to fish. The property has fantastic social spaces with a lounge area ideal for when family and friends visit and a sizable modern Kitchen/Diner with stylish integrated appliances. The three double bedrooms are all of a great size, with the primary benefiting from an additional dressing room and en suite with shower cubicle. The other bedrooms have easy access to the additional shower room. Outside here is a beautiful low maintenance garden and a summerhouse that has been converted into a studio with electricity supply. This property is suitable for a range of purchasers and we highly recommend viewing in person to fully appreciate all that it has to offer. Call us TODAY on 01986 894608 to schedule in your appointment and avoid missing out.

Entrance Hall

Plastered ceiling, Spotlighting, Feature curtain wall, Radiator, Power points, Access to Lounge, Kitchen/Diner, Access to all Three Bedrooms, Shower Room, LVT Flooring.

Lounge

22' 8" x 10' 4" (6.91m x 3.15m)
Double glazed window to Front aspect, Plastered and Coved ceiling, Overhead light, Power points, Carpet flooring.

Kitchen/ Diner

10' 11" x 9' 5" (3.33m x 2.87m)
Double glazed windows to Front and Side aspects, Plastered and coved ceiling, Spotlights, Fitted Kitchen Wall and Base units with Work surfaces, Sink, Integrated Fridge Freezer unit, Integrated Oven and Grill/Microwave, Hob with Overhead Extractor Fan, Space and Plumbing for Dishwasher and Washing machine, Under counter Dog Crate, Space for family Dining Table, Tiled flooring.

Bedroom 1

11' 11" x 10' 11" (3.63m x 3.33m)
Double glazed window and door to Rear aspect, Plastered ceiling, Overhead light fitting, Access to Dressing Room and En Suite, Power points, Radiator, Carpet flooring.

Dressing Room And En Suite

17' 11" x 10' (5.46m x 3.05m)
Dressing Room aspect: Formally the garage, this converted space is now utilised as a dressing room with en suite. Double glazed window to Rear aspect, Plastered ceiling, Access to En Suite and Main Bedroom, Radiator, Power points.

En Suite: Plastered ceiling, Double glazed window to Front aspect, Toilet, Wash hand basin, Shower cubicle, Vinyl Flooring.

Bedroom 2

11' 4" x 8' 9" (3.45m x 2.67m)
Double glazed window to Rear aspect, Plastered and Coved ceiling, Overhead light fitting, Power points, Radiator, Carpet flooring.

Bedroom 3

9' 6" x 9' 3" (2.90m x 2.82m)
Double glazed window to Side aspect, Plastered and Coved ceiling, Built in Wardrobe, Overhead light fitting with fan, Radiator, Power points, Vinyl Flooring.

Shower Room

Plastered ceiling, Toilet, Wash hand basin, Shower cubicle, Towel rail, LVT Flooring.

Outside

Front Garden

Dropped kerb shingle driveway, Access to Front and Side aspects of the Bungalow, Space for potted plants.

Rear Garden

Paved area and Decking in the Rear Garden, Field views, Access to Summer House and Space for Potted plants.

Summerhouse

French doors, Windows, Fitted Base units, Electrical points and Tiled flooring.

Solar Panels

Please enquire for further details on the solar panels.



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welcome to

Waveney Road, Ditchingham Bungay

- Three DOUBLE Bedroom DETACHED Bungalow with Solar Panels
- Quiet, Desirable Village Location
- Sociable Living Space within the Property
- Modern Kitchen with Stylish Integrated Appliances
- Off Road Parking for Multiple Vehicles
- Catchment Area for Good Local Schools
- Main Bedroom with Dressing Room and En Suite
- Summerhouse Converted to Studio in Rear Garden

Tenure: Freehold EPC Rating: C



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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BGY106451](https://www.williamhbrown.co.uk/Property/BGY106451)



Property Ref:
BGY106451 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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