



**Tunneys Lane, Ditchingham Bungay NR35 2RQ**





**welcome to**

## **Tunneys Lane, Ditchingham Bungay**

A rare opportunity to secure a beautifully presented four-bedroom detached bungalow on the ever-popular Tunneys Lane. Offering breathtaking countryside views, spacious modern living, and undeniable kerb appeal, this property is a perfect blend of rural charm and contemporary comfort, a must-see home



## Location

Situated on Tunneys Lane, one of Ditchingham's most sought-after addresses, this property enjoys a peaceful rural setting while remaining within easy reach of local amenities. Surrounded by open fields, the bungalow offers a true countryside lifestyle yet benefits from being just a short drive from the historic market town of Bungay, excellent schools, local shops, and beautiful riverside walks. With sweeping views of rolling fields at the rear, this location perfectly balances tranquility and convenience.

## Description

Step inside this stunning home and be welcomed by a generous entrance hall leading to a bright and spacious living room, featuring a characterful log burner - perfect for cosy evenings in. The heart of the home is the impressive open-plan kitchen and dining area, designed for both everyday family life and entertaining. The kitchen is beautifully finished, offering ample storage, modern appliances, and stylish worktops, while the adjoining dining space boasts floor to ceiling windows, framing those spectacular rural views.

A separate utility room adds practicality, keeping laundry and additional storage neatly out of sight. The bungalow boasts four well-proportioned bedrooms, all decorated in neutral tones to suit any style, and two well-appointed bathrooms, ideal for growing families or visiting guests.

Outside, the front garden offers outstanding kerb appeal, with a sweeping driveway and neatly turfed lawn providing ample off-road parking. To the rear, the spacious garden is laid mainly to lawn, offering an idyllic backdrop of uninterrupted fields - a perfect space for relaxing, entertaining, or simply soaking up the scenery.

Homes in this location rarely come to market - early viewing is highly recommended!

## Accommodation

### Ground Floor – Bungalow

#### Entrance Hall

Double glazed window to Front, Ceiling light, Air cupboard, Radiators, Laminate Oak flooring.

#### Lounge

23' 10" x 11' 3" ( 7.26m x 3.43m )

Double glazed windows to Front and Side aspect, Ceiling lights, Log Burner, Radiator, Carpet flooring.

#### Dining Room

9' 2" x 7' 7" ( 2.79m x 2.31m )

Large window to Front aspect, Velux Skylight, Radiator, Oak laminate flooring.

#### Kitchen

20' 9" x 12' 1" ( 6.32m x 3.68m )

Double glazed window to Front aspect, Velux Skylight, Ceiling Light, Wall and Base Kitchen units with Work surfaces, Breakfast Bar, Sink and drainer unit, Induction hob with extractor fan, Integrated Double Oven, Space for Dishwasher, Radiator, Oak laminate flooring.

#### Utility Room

7' 8" x 7' 9" ( 2.34m x 2.36m )

Wall and base units with work surfaces, Plumbing for washing machine, Tiled flooring.

#### Shower Room

Double glazed window to Side aspect, Fully tiled walls, Ceiling light, WC, Wash hand basin, Shower cubicle, Towel Radiator, Tiled flooring.

#### Bedroom 1

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window to Rear aspect, Ceiling light, Double Bedroom, Built in cupboard, Radiator, Tiled flooring.

#### Bedroom 2

11' x 10' 5" ( 3.35m x 3.17m )

Double glazed window to Side aspect, Ceiling light, Radiator, Built in cupboard, Carpet flooring.

#### Bedroom 3

10' 6" x 8' 4" ( 3.20m x 2.54m )

Double glazed window to Side aspect, Patio doors to Rear aspect, Ceiling light, Radiator, Tiled flooring.

#### Bedroom 4

7' 9" x 7' 9" ( 2.36m x 2.36m )

Double glazed window to Rear aspect, Ceiling light, Built in wardrobe, Laminate wood effect flooring.

#### Family Bathroom

Double glazed window to Rear aspect, Ceiling light, WC, Wash hand basin, Bath tub with overhead shower unit, Laminate flooring.

#### Agents Note 1

'Waste from the property is served by Septic Tank of private supply. Contact the branch for more details'

#### Agents Note 2

'Heating to the property is served by Electricity. Please contact the branch for more details'



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## Tunneys Lane, Ditchingham Bungay

- \*\* Open House Event Via Appointment ONLY - 17th May 13.15-14.15\*\* Four Bedroom Detached Bungalow
- Shingle Driveway
- Separate Lounge and Dining Room
- Kitchen with Plenty of Cupboards and Utility Room
- Fantastic, Sizeable Rear Garden with Views Over Neighbouring Fields
- Desirable Village Location
- Shower Room and Family Bathroom
- Suitable for a range of purchasers - Viewings come highly recommended!

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£525,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), roomings 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.floorplans.com



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