



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



**welcome to**

**Waterside Drive,Ditchingham Bungay**

William H Brown are delighted to present this well-designed and beautifully maintained two-bedroom home, positioned in one of Ditchingham's most sought-after developments. This stylish property offers modern living with a fantastic flow and a great balance of indoor and outdoor space.



## Location

Nestled within the highly regarded Waterside Drive development in the desirable village of Ditchingham, this modern home offers the best of both worlds - peaceful village living with excellent access to nearby Bungay and the surrounding countryside. The development is renowned for its attractive layout, well-maintained communal areas, and sense of community, all carefully overseen by a dedicated management team. With beautiful river walks, open green spaces and amenities close by, this is an ideal setting for first-time buyers, young professionals, or downsizers looking for a turnkey home in a charming village location.

## Description

Step into the welcoming entrance hall, which leads through to a generously sized lounge flooded with natural light, thanks to patio doors that open directly onto the private rear garden. The outdoor space is a real highlight - offering a secluded patio area, mature plants, and trees creating a peaceful setting perfect for entertaining or unwinding. The kitchen is well-appointed with ample units and worktop space, ideal for keen cooks and casual dining alike. A handy downstairs WC completes the ground floor layout.

Upstairs, you'll find two spacious double bedrooms, the primary bedroom benefiting from its own en-suite shower room, while a contemporary family bathroom serves the second bedroom.

Externally, the property includes two allocated parking spaces, and the attractive curb appeal is matched by the quiet, well-kept feel of the wider development.

Whether you're stepping onto the property ladder or looking to downsize in comfort, this home combines practicality, style, and location in perfect harmony.

## Accommodation

### Entrance Hall

Ceiling light, Storage Cupboard, Radiator, Laminate wood effect flooring.

### Downstairs Wc

Ceiling light, Partially tiled walls, WC, Wash hand basin, Radiator, Laminate wood effect flooring.

### Lounge

14' 4" x 13' 7" ( 4.37m x 4.14m )  
Double glazed patio doors to Rear aspect, Ceiling light, Radiator, Laminate wood effect flooring.

### Kitchen

11' 10" x 6' 7" ( 3.61m x 2.01m )  
Double glazed window to Front aspect, Sink and drainer unit, Integrated Hob and Oven, Space for Fridge Freezer unit, Plumbing for washing machine, Spotlights, Radiator, Tiled flooring.

## First Floor

### Landing

Ceiling light, Loft access, Radiator, Carpet flooring.

### Bedroom 1

11' 5" x 10' 6" ( 3.48m x 3.20m )  
Double glazed window to Rear aspect, Ceiling light, Built in storage cupboard, Radiator, Carpet flooring.

### Ensuite

Partially tiled walls, Ceiling light, WC, Wash hand basin, Shower cubicle, Towel radiator, Vinyl flooring.

### Bedroom 2

13' 8" x 8' 8" ( 4.17m x 2.64m )

Double glazed window to Front aspect, Ceiling light, Built in wardrobe, Radiator, Carpet flooring.

### Bathroom

Partially tiled walls, Ceiling light, WC, Wash hand basin, Bath tub with over head shower unit, Vinyl flooring.

## Outside

### Rear Garden

Patio, Artificial lawn, Flower beds and Tree.

### Parking

Space to Front and space to Rear for parking.



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## Waterside Drive, Ditchingham Bungay

- Two Double Bedrooms, Master Complete With En-Suite
- Private Garden with Patio & Mature Planting
- Spacious Lounge with Patio Doors
- Modern Kitchen & Downstairs WC
- Two Allocated Parking Spaces
- Sought-After Development in Ditchingham
- Well-Maintained Surroundings with Management Services
- Excellent Access to Bungay & Local Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



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 to. Powered by [www.localagent.com](http://www.localagent.com)

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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