



Black Horse Lane, Ditchingham BUNGAY NR35 2RB

welcome to

Black Horse Lane, Ditchingham BUNGAY

William H Brown Bungay are excited to present this THREE bedroom DETACHED BUNGALOW situated in the desirable village location of Ditchingham. The property offers a sweeping driveway with garage and workshop to the Rear, Lounge/Diner, Kitchen with Boot room, Conservatory and Family bathroom.



Accommodation

Ground Floor – Bungalow

We are delighted to present this fantastic opportunity to purchase this attractive THREE bedroom, DETACHED BUNGALOW - located on Black Horse Lane, Ditchingham. The property is situated centrally in the village but with being set back on the plot with garden and driveway to the front aspect - has some privacy granted. Local conveniences such as the green, shops, primary school, local pub are all within walking distance. Whereas, Bungay, a local market town is only a five minute drive by car with more range of facilities.

A great attraction with this property is the sweeping driveway which leads to the Rear of the property, providing space for multiple vehicles, a turning point and access to a single garage. You access the front of the property via entrance porch which then in turn leads into the hall with double bedrooms to the right and the reception rooms and bathrooms to the left. The Lounge could accommodate a range of furniture with room for a dining table and access through to the Kitchen. This room has a range of fitted kitchen units and also benefits from a handy Pantry. To the side is a Boot room/Conservatory with access through to the Rear garden. Two bedrooms are double sized and the third is currently utilised as a study - with access via French Doors to a Sun Room. The bedrooms are all located with easy access to the family bathroom which has a bath tub with over head shower to suit the demands of busy modern living. To view TODAY call now on 01986 894608!

Entrance Porch

Entrance door into the property with another door leading into Entrance hall.

Entrance Hall

Access to all Bedrooms, Bathroom and Lounge/Diner, Storage cupboard, Radiator, Power points, Carpet flooring.

Lounge/ Dining Room

16' 8" x 10' 10" (5.08m x 3.30m)
Double glazed windows to Front and Side aspects, Could accommodate a range of furniture/ room for Dining table, Access to Kitchen, Over head light fitting, Radiator, Power points, Carpet flooring.

Kitchen

10' 4" Max x 9' 9" Max (3.15m Max x 2.97m Max)
Textured ceiling, Fully tiled walls, Fitted wall and base kitchen units with work surfaces, Sink and drainer unit, Space for washing machine, Fridge and Cooker, Integrated pantry, Power points, Vinyl flooring.

Boot Room

Double glazed window surround to Rear and Side aspects, Door to Side leading outside, Access from Kitchen Area, Tiled flooring.

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.07m)
Double glazed window to Rear aspect, Textured ceiling, Power points, Radiator, Over head light fitting, Carpet flooring.

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m)
Double glazed window to Front aspect, Textured ceiling, Power points, Radiator, Carpet flooring.

Bedroom 3/ Study

10' 4" x 6' 7" (3.15m x 2.01m)
French doors leading to conservatory, Textured ceiling, Over head light fitting, Radiator, Power points, Currently utilised as a study, Carpet flooring.

Sun Room

Double glazed windows to Side aspects and Door to Rear leading to Garden, Accessible through Bedroom 3/Study, Tiled flooring.

Bathroom

Textured ceiling, Fully tiled walls, Toilet, Wash hand basin, Bath with over head shower, Vinyl flooring.

Outside

Front Garden

Garden to the front of the property with laid lawn, flower beds, shrubbery and trees, Driveway to the side aspect leads around to the rear of the property - where there is yet more parking available and a turning point. Entrance into the property via Entrance Porch.

Rear Garden

Parking provided suitable for multiple vehicles from front garden side access driveway. Single garage. Laid lawn next the garage with room for rotary washing line. Access into the property through Sun Room. Easy access to front of the property with open driveway.



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welcome to

Black Horse Lane, Ditchingham BUNGAY

- Three Bedroom Detached Bungalow
- ** Guide Price £325,000 - £350,000 **
- Driveway to Side leading round to Rear Garage
- Kitchen/ Breakfast Room with Handy Pantry
- Conservatory off Bedroom 3/ Study
- Desirable Village Location
- Bathroom with Bath and Over head Shower
- Boot Room Accessible from Kitchen

Tenure: Freehold EPC Rating: D



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.

guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106122 - 0006

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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