



SUNPATCH

23 LODDON ROAD, DITCHINGHAM, NR35 2QY



A substantial detached chalet boasting a wonderful plot, conveniently located in Ditchingham

This substantial detached chalet is conveniently positioned on its plot and offers a great deal of privacy set away from the main road.

The property offers generous sized accommodation to the ground floor, consisting of reception hall, sitting room, dining room, kitchen/ breakfast room, utility, additional reception room or bedroom, bedroom with en suite and a family bathroom. There is a bedroom, w.c and study to the first floor.

The rear garden is predominantly laid to lawn with floral borders. Furthermore there are apple trees and to one corner of the garden there is a feature brick archway to a compost area which also houses a timber shed. The property offers ample off road parking, a single garage, and double carport with a vast shingled driveway. The property itself sits centrally within its plot of approximately 0.33 acres with mature shrubs and hedging.

LOCATION

Ditchingham is a small village just a short drive from the thriving market town of Bungay, which is situated in the heart of the Waveney Valley on

the Norfolk/Suffolk borders. Bungay offers shopping facilities, schools, gym and swimming pool and bus services. The city of Norwich is about 15 miles to the North and Halesworth is about 9 miles to the South where there is a railway station for connections to London via Ipswich.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Tax Band D

AGENTS NOTE

The shingled driveway is owned by the property and there is a right of way for No.25 to access their property.



3



3



2



7 miles



EPC

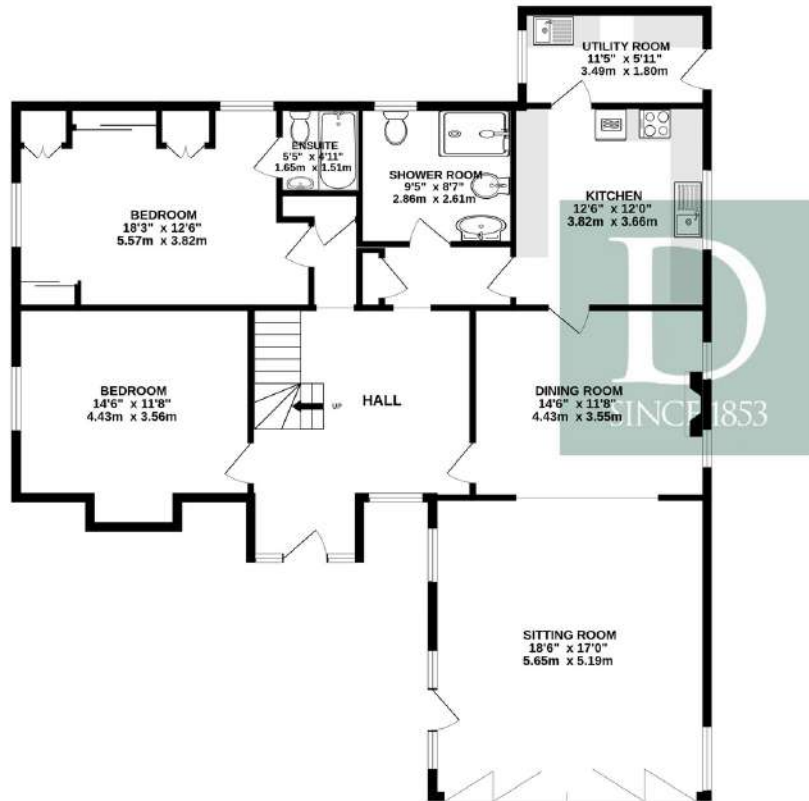




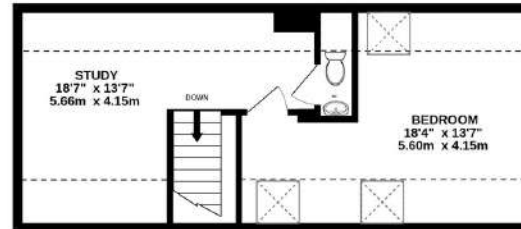


FLOOR PLAN

GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



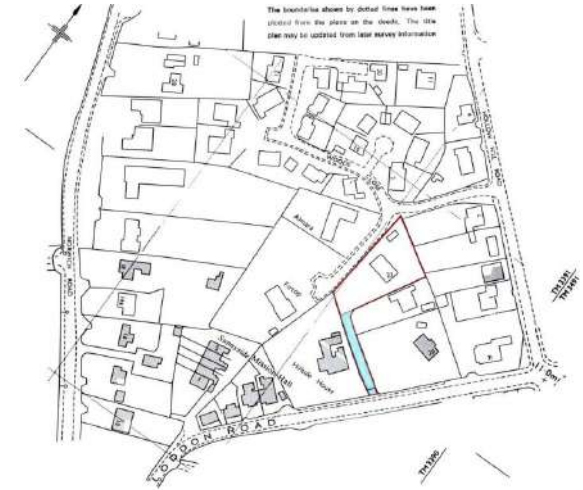
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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