

templewicks  
estate agents

Guide Price: £220,000  
Clark Road, Ditchingham



BRITISH  
PROPERTY  
AWARDS  
2022 - 2023

GOLD WINNER

LETTING AGENT IN  
BECCLES & LOWESTOFT



A well maintained mid terraced house situated in the popular village of Ditchingham and being with in easy reach of a local shop and school.

The property benefits from oil central heating, uPVC sealed unit double glazing and off-road parking.

The accommodation comprises a sitting room, dining room, spacious modern kitchen and three separate bedrooms.

**Property Features:**

- Village Location
- Entrance Porch
- Sitting Room
- Spacious Modern Fitted Kitchen
- French Style Doors To Rear Enclosed Garden
- Separate Dining Room
- Three Separate Bedrooms
- Insulated Loft Space
- Modern Fitted Bathroom
- Off Road Parking



**The Property**

As you enter the property through the front door, it leads into an entrance porch with space to hang coats. A door then leads into the sitting room with tall uPVC sealed unit double glazed windows to the front, opening into the spacious kitchen. The kitchen has a worktop with inset stainless steel sink and drainer with recesses under with space and plumbing for both a dishwasher and washing machine. There is a further worktop with inset four ring ceramic hob with extractor and light over, oven/grill beneath, an adjacent worktop with cupboards and drawers under, matching wall cupboards, fitted storage cupboard housing an oil fired boiler for central heating and domestic hot water, vinyl flooring, uPVC window with matching French Style doors to garden. A dining room can be found overlooking the front aspect of the property with uPVC window and space for a family dining table. A staircase rises to the first floor and landing with roof access hatch which leads to an insulated roof space. There are three bedrooms off the landing, all having uPVC sealed unit double glazing. The bathroom comprises a white suite with shower, bath and glass shower screen, low level W.C, wash basin and fully tiled walls.



### **External**

To the front is a brick weave drive that provides off road parking for two cars and continues to the front entrance. To the rear is a fully enclosed garden, of low maintenance, with wooden decked area, a large paved patio and small artificial lawned area along with a timber and felt roofed shed.

### **Location**

Ditchingham is located in the English county of Norfolk. It is located across the River Waveney from Bungay, Suffolk. This popular Village has a thriving Village Hall that hosts a number of events each year, with a local convenience store used by most of the community. It has access to beautiful countryside, namely Broome Pits, a favourite of local dog walkers. The Market Town of Bungay is less than two miles from Ditchingham and has its own independent shops, takeaways, restaurants and public houses as well as a high school and two further primary schools.

**Additional Information:**

**Local Authority :** South Norfolk

**Council Tax Band:** B

**Services:** Oil fuelled for hot water and central heating, mains drainage, electricity and water connected.

**Viewings:** Buy Appointment Only

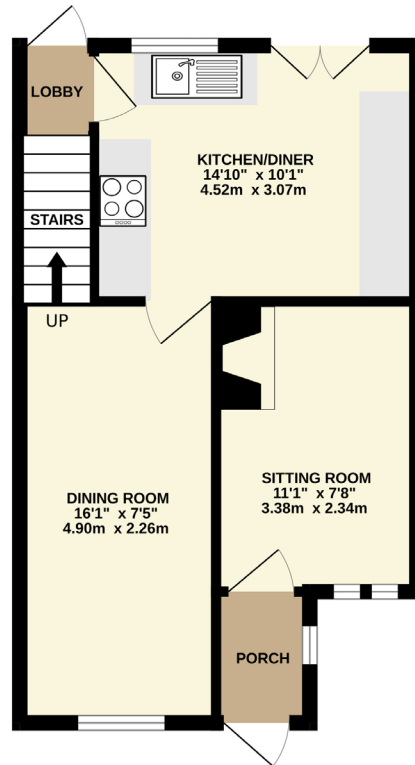
**Post Code:** NR35 2QQ

**EPC Rating:** B

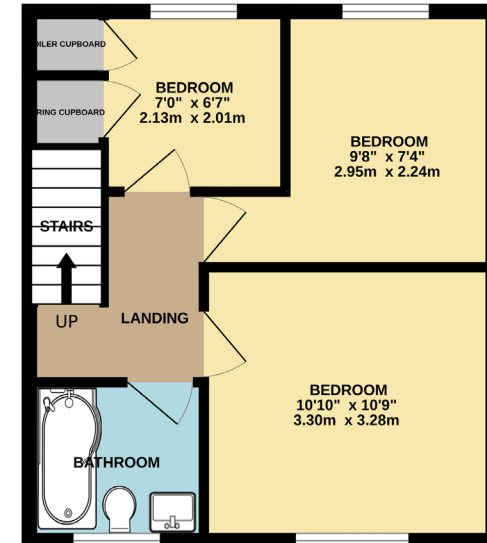
**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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