



Guide Price: £215,000
7 Clark Road, Ditchingham

A well-maintained terraced property situated in this popular village location and being within easy reach of a primary school, shop and post office, bus stop and Broome Heath which is a great place for dog walking and fishing. The property benefits from a lounge/diner, modern fitted kitchen, conservatory, three first floor bedrooms and bathroom. Outside there is a good size enclosed rear garden and off-road parking to the front. The property is being offered with no onward chain.

Property Features:

- Three Bedroom Terraced
- Village Location
- Modern Fitted Kitchen
- Lounge Diner
- Conservatory
- No Onward Chain
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- All Electric
- Car Port



The Property:

As you enter the property through the uPVC sealed unit double glazed front door, you are greeted by an entrance lobby with a staircase rising to the first floor. There is a door that then leads into the lounge/diner having a uPVC sealed unit double glazed window that also has further secondary glazing and a wall mounted Fischer electric heater. There is an opening that leads into the lobby where the current owner has a computer desk. The modern, newly fitted kitchen can be found to the rear of the property and comprises worktop with inset sink and drainer, cupboards and drawers beneath, further work top with cupboard under and recesses with space for under counter fridge and freezer, matching wall cupboards, space for free standing electric cooker, uPVC sealed unit double glazed window overlooking the rear garden and a door leads into a conservatory with uPVC double glazed windows, and a further door to the garden, there is also space and plumbing for a washing machine. From the entrance hall a staircase rises to the first-floor landing with roof access hatch and access into all three bedrooms which include two double rooms and one single. The main bedroom has a fitted cupboard and an airing cupboard with hot water cylinder and immersion heater.





The Property

All bedrooms have electric heaters and uPVC sealed unit double glazing with added secondary glazing. The family bathroom comprises panelled bath with electric shower over and glass shower screen, pedestal wash basin, low level W/C and uPVC sealed unit double glazed window.

External

Outside to the front, there is a brick weave driveway which provides off road parking and extends to a further car port which is fully enclosed by gates. To the rear is a good size fully enclosed garden with panel screen fencing, and is mainly laid to lawn with concrete hard standing which would make an Ideal patio. The garden has a timber shed, external tap and concrete pathway.

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: Electric heating and hot water mains drainage, electricity and water connected.

Viewings: By Appointment Only

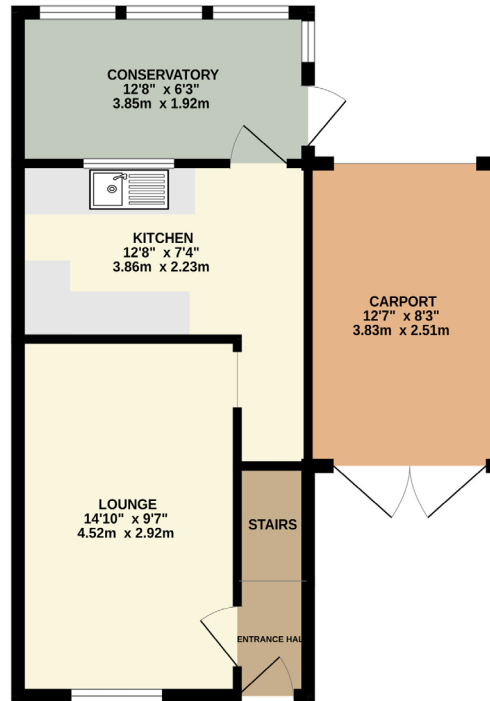
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EPC Rating: E

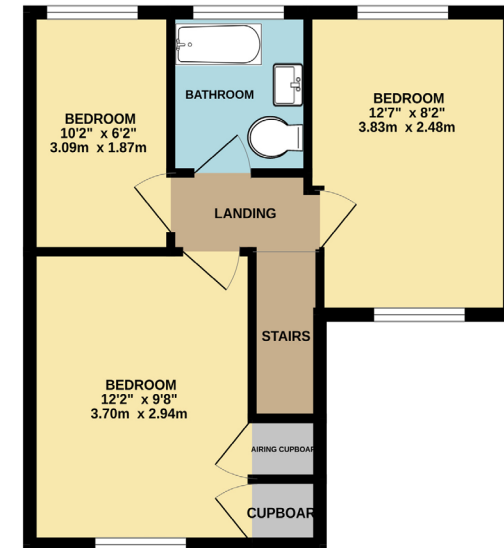
Tenure: Freehold

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



1ST FLOOR



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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