



Guide Price: £210,000
Beevors Garden, Ditchingham,
Bungay, NR35 2QX

A well maintained and decorated terraced family home situated in the popular village of Ditchingham and being within easy reach of a regular bus service, local schooling, convenience store and Post Office. The property benefits from uPVC sealed unit double glazing, is heated by electric storage heaters and has the added benefit of solar panels. The accommodation includes a 21' sitting room, conservatory, kitchen/diner, three first floor bedrooms and a bathroom with separate shower. Outside there is a fully enclosed rear garden and on street parking.

Features

- Three Bedrooms
- Kitchen/Diner
- Lounge
- Conservatory
- First Floor Bathroom
- Separate First Floor WC
- Enclosed Rear Garden
- Electric Heating/Solar Panels/uPVC Double Glazing
- Village Location



The Property

Entering the property through the front door you are welcomed by the entrance hall with the staircase rising to the first floor, having an open recess beneath and a door that leads through into a 21' sitting room. The sitting room has a uPVC sealed unit double glazed front window, a wall mounted night storage heater and uPVC door leads into a conservatory with uPVC door to garden and matching windows. A kitchen diner can be found to the left of the property and comprises a worktop with inset stainless-steel sink and drainer with recess under and space and plumbing for washing machine. There is a further worktop with four ring electric hob with oven/grill beneath, extractor over, space for upright fridge freezer, matching wall cupboards, tiled splashbacks, matching front and rear uPVC sealed unit double glazed doors along with a window overlooking the rear garden. The staircase rises to the first floor and landing with roof access hatch and doors leading to three separate bedrooms, all with uPVC sealed unit double glazed windows and an over stair storage cupboard in bedroom three. A family bathroom comprises panel bath, fully tiled corner shower cubicle, pedestal wash basin, uPVC sealed unit double glazed window, extractor fan. There is a separate W/C leading off the landing, that has uPVC window.







External

Outside to the front there is an easy to maintain shingle garden, a paved path leads to the main entrance and trellis with climbing plants. To the rear is a fully enclosed garden with panel screen fencing, well stocked flower and shrub borders, circular paved patio surround by lawn, timber and felt roofed shed and further patio area with ample space for garden furniture.

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 favorite 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 hot water and heating system and water connected. Mains sewer.

Viewings: By Appointment Only

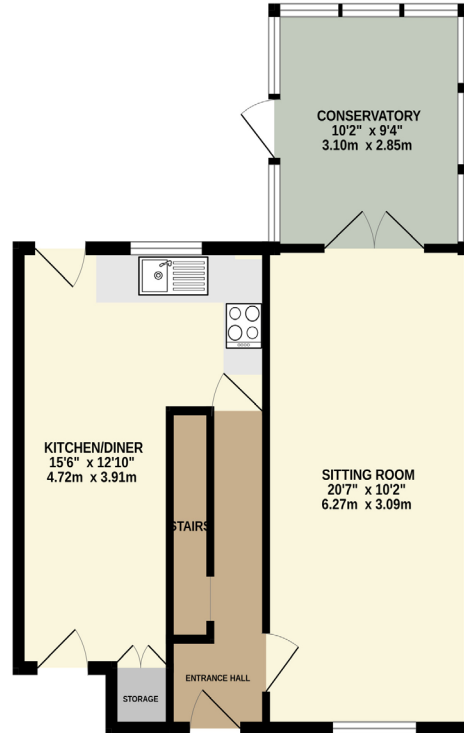
Post Code: NR35 2QX

EPC Rating: D

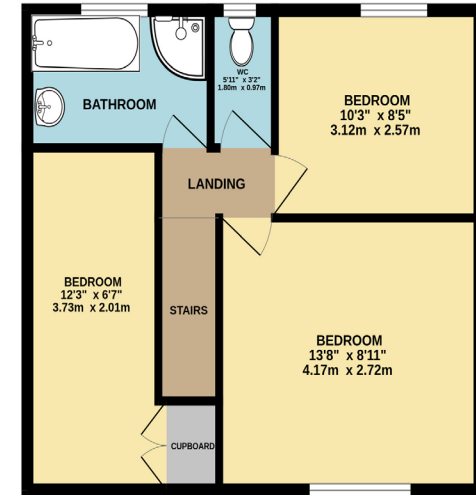
Tenure: Freehold

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
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA - 1003 sq ft (93.2 sq m) approx.

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