



*Ryder Haggard Way
Ditchingham*

A detached bungalow situated in the lovely village location and being within walking distance of the local shop with post office, a regular bus service and Broome Heath which is great for walking and fishing. The property benefits from oil central heating, uPVC sealed unit double glazing and well proportioned living accommodation including a kitchen/diner, sitting room with open fire, three bedrooms and bathroom. Outside there is a fully enclosed garden and off road parking including a garage. No onward chain.

Property Features

Detached Three Bedroom Bungalow

Village Location

Within Walking Distance of Local Shop & Post Office

Oil Filled

uPVC Double Glazing

Kitchen/Diner

Sitting Room

Bathroom

Fully Enclosed Rear Garden

Off Road Parking & Single Garage



The Property:

Entering the property through the main entrance you are welcomed by the kitchen diner that comprises worktop with inset sink and drainer with cupboard beneath and recess with space and plumbing for washing machine. There is an adjoining worktop with cupboard and drawers under and recess with space for under counter fridge, space for free standing electric cooker, three built in storage cupboards, one with a glazed door, uPVC sealed unit double glazed window and matching part glazed entrance door. From the kitchen a door leads into the sitting room with feature open fireplace, uPVC front window and door leading into the inner hall having a uPVC window, roof access hatch and access to three separate bedroom one of which has uPVC sealed unit double glazed French doors out to and with view over rear garden. A bathroom comprises panel bath with mixer tap and shower attachment, low level W/C, wash basin and uPVC sealed unit double glazed window.





External

Outside the property is approached via a concrete drive way and path with easy to maintain shingled front garden, the driveway continues to a single garage with up and over door, power and lighting connected and a floor mounted oil fired boiler for central heating and domestic hot water. To the rear is a nice sized fully enclosed garden which is mainly laid to lawn and has well stocked flower and shrub borders.

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: C

Services: Oil fired boiler for domestic hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR35 2RE

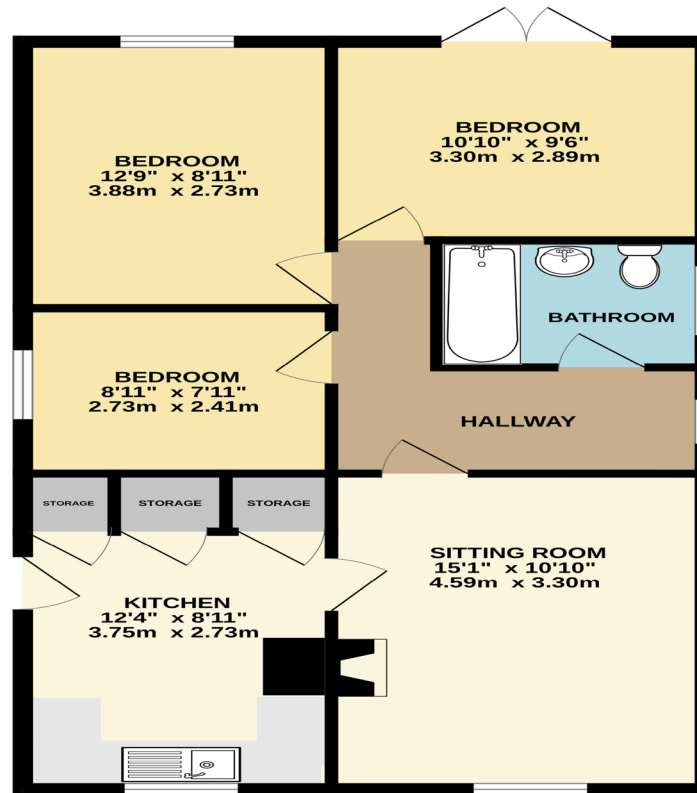
EPC Rating: T B C - Ordered

Guide Price : £260,000

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
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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