



*Poppy Close,
Ditchingham*

A beautifully presented and considerably extended detached family home situated in this popular village location, and being within walking distance of the primary school, shop, award winning play park and Broome Heath. The property benefits from uPVC sealed unit double glazing, modern electric heating and has spacious living accommodation including a fully fitted kitchen with breakfast bar and dining area, separate sitting room with wood burning stove, private snug, four first floor bedrooms, ensuite, family bathroom and study. Outside there is off road parking for several cars to the front and a beautifully landscaped rear garden to include a BBQ area, pizza oven and luxury garden room. The property is being offered with no onward chain.

Property Features

Detached & Extended Family Home

Four First Floor Bedrooms (Ensuite to Master)

Sitting Room With Wood Burning Stove

Modern Fitted Kitchen/Diner With Breakfast Bar

Downstairs Cloakroom

First Floor Family Bathroom

Luxury Garden Room

Private Snug

Enclosed Rear Garden With Patio Area & Pizza Oven

Ample Off Road Parking & Single Garage

The Property

As you enter the property you are welcomed by the entrance hall with staircase rising to the first floor, cloak room with low level W/C and hand wash basin. To the left of the property is a spacious sitting room with a uPVC sealed unit double glazed window and feature fireplace with inset wood burning stove, bi-fold doors then open into a private snug area with uPVC sealed unit double glazed French style doors leading out to and with views over the rear garden. Leading off the hall a door opens into a modern open plan kitchen diner, the kitchen area has worktop with inset sink and drainer with cupboards, drawers and integrated dishwasher beneath, further worktop with inset four ring ceramic hob with extractor and light over and Smeg oven/grill under, matching wall cupboards with high level integrated microwave, breakfast bar with cupboards below, uPVC sealed unit double glazed window, recessed LED ceiling lights and opening lead to a dining area with ample space for a family dining table and a uPVC double glazed window overlooking the front. From the hall a staircase rises to the first floor and landing which has a double storage cupboard, single storage cupboard and roof access hatch that leads to an insulated and boarded roof space. The master bedroom has ample space for a king size bed and bedroom furniture, a uPVC sealed unit double glazed rear window and a door leading into an ensuite shower room.









The Property Cont'd...../

The shower room comprises shower cubicle, low level W/C, washbasin and uPVC double glazed window. Leading off the landing there are three further bedrooms and with uPVC double glazing and a separate study with space for a desk. The family bathroom comprises a white suite with panelled bath and shower over, low level W/C, wash basin and a uPVC sealed unit double glazed window.

External

Outside to the front the property is approached via a shared driveway which leads to a private driveway with parking for several cars, shingled front garden area and a paved path that leads to the front entrance. The driveway continues to a single garage with up and over door and has power and lighting connected along with a side entrance door. A side gate opens into a fully landscaped rear garden with paved patio area with ample space for garden furniture, BBQ area with attached raised planters, lawned garden area, borders with a variety of shrubs and plants, external tap and leading off the patio you will find a luxury fully insulated garden room with electric and water connected, recessed ceiling lights and a separate W/C with hand basin.

Location

Ditchingham 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 convenience store.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: D

Services: Electric heating and Mains sewer.

Viewings: By Appointment Only

Post Code: NR35 2SG

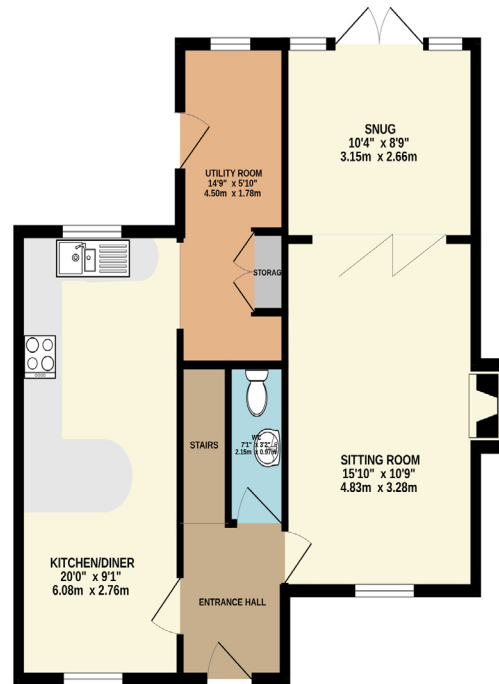
EPC Rating: Awaiting EPC

Guide Price : £395,000

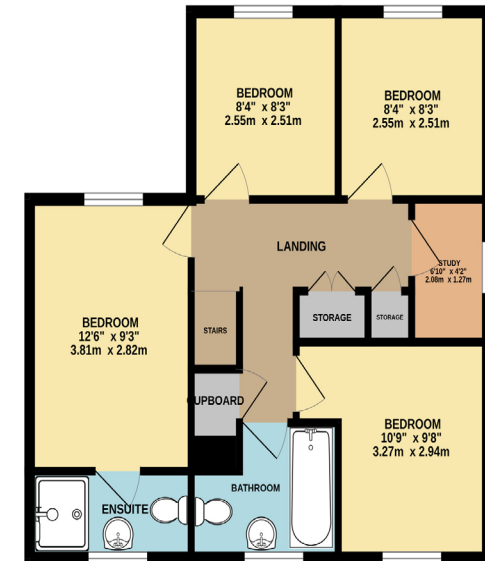
Tenure: Freehold

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
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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