



*Woods Close,
Ditchingham, Bungay*

A beautifully maintained and decorated semi detached bungalow situated in this quiet cul de sac location in the village of Ditchingham. The property has been recently improved by the current owner to include a newly fitted kitchen, wood burning stove to the sitting room, flooring throughout to include high quality wool carpets and modern LVT flooring. The accommodation offers a spacious sitting room, kitchen/diner, two bedrooms, shower room and separate W/C. Outside there is off road parking, including a garage and a fully enclosed private, easy to maintain rear garden.

Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Quiet Village Location
- Newly Fitted Kitchen / Diner
- Sitting Room With New Wood Burning Stove
- High Quality Flooring & Carpeting
- Spacious Sitting Room
- Shower Room & Separate W/C
- Windows & Doors Recently Replaced & Under Guarantee
- Off Road Parking & Garage
- Enclosed Rear Garden



The Property

Opening the front door you are welcomed into the entrance hall which has an inviting, homely feel. The sitting room can be found to the front of the property which benefits from a fireplace with newly installed wood burning stove with beam over and hearth, uPVC sealed unit double glazed window and ample space for sofas and furniture. Leading off the hall a door leads into a recently fitted kitchen/diner with worktops having inset sink and drainer with cupboards beneath, adjoining worktop with cupboard and drawer unit under, space for free standing electric cooker with stainless steel extractor and light over, further recess with space for under counter fridge, matching wall cupboards, uPVC sealed unit double glazed window and matching door to garden. The dining area is a light and airy and has space for a dining table and uPVC sealed unit double glazed French doors out to and with view over the rear garden. There is a spacious double bedroom which overlooks the front and has space for a king size bed, bedroom furniture and benefits from a uPVC sealed unit double glazed window. The second bedroom can be found at the rear of the bungalow, overlooking the rear garden and has space for a double bed and has a uPVC sealed unit double glazed window. The shower room comprises a newly installed shower cubicle with shower and riser, pedestal wash basin, low level W/C, fully tiled walls and opaque uPVC sealed unit double glazed window.







Outside

The front of the property is approached via paved driveway which leads to a single garage with up and over door that benefits from having power and lighting connected, personal rear door and a floor mounted Grant oil fired boiler for central heating and domestic hot water. The boiler is under two years old and is covered by the remainder of its warranty. There are easy to maintain shingled front gardens with central path leading to the front door. To the rear is a fully enclosed easy to maintain garden with shingled garden area, paved patio with space for garden furniture, raised brick borders with a variety of flowers shrubs and plants and a timber and felt roofed shed which also has power connected.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: C

Services: Oil fuelled boiler for hot water and central heating, mains sewer, electricity connected.

Viewings: By Appointment Only

Post Code: NR35 2RY

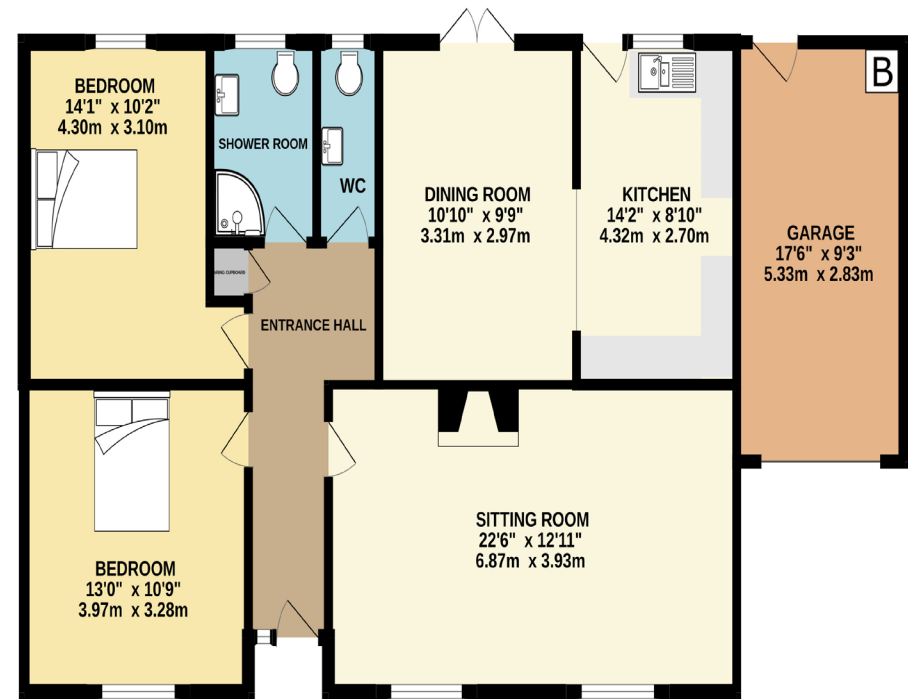
EPC Rating: D

Guide Price : £275,000

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
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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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