



*Norwich Road,  
Ditchingham, Bungay.*



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles - 5.8 miles  
Halesworth - 9.1 miles  
Norwich - 15.2 miles  
Southwold - 19.4 miles

**A superb opportunity to purchase this individual detached bungalow enjoying a third of an acre plot (stms) situated on the edge of the popular village of Ditchingham. The property has been in the same ownership since new and has been lovingly cared for but would now benefit from some cosmetic updating. the accommodation boasts two generous reception rooms, three bedrooms, kitchen/breakfast room, wet room and conservatory/utility space. Outside the ample frontage offers a delightful garden and generous driveway which leads to the garage, at the rear the extensive gardens are mainly laid to lawn and offer pedestrian access at the rear directly into the village. The property is offered with no onward chain, this really is a must view.**



### **Property**

Entering the property via the front door we are welcomed by the generous entrance hall of this spacious home, the exceptional feeling of space and natural light that are consistent throughout are instantly apparent. To either side of the hall we find two exceptional bay fronted reception rooms, on the left the dining room which enjoys an open feature fire whilst on the right the sitting room benefits from an extension adding to the space and a second window creating a delightful dual aspect room. Stepping to the rear of the property we pass the recently re-fitted wet room offering level access to all of the facilities whilst at the rear we enter the kitchen breakfast room. The kitchen is fitted with a large range of wall and base units boasting ample storage and working areas above. A sink is set below the window and a fitted fridge, oven, hob and extractor feature. A door from here opens to the large conservatory which part serves as a utility space with plumbing in place for a washing machine. Doors open to both the front and rear aspects. Returning to the entrance hall we pass two large storage cupboards, one of which benefitting from a radiator ideal for linen storage. Doors from here open to all three bedrooms. To the far left we find a generous single room with fitted storage looking to the side aspect whilst at the rear a good sized double enjoys a view of the rear garden. Completing the accommodation the main bedroom offers a superb double bedroom space which enjoys a fitted wardrobe and again the superb view of the garden space. The attached garage enjoys an electric remote door to the front whilst at the rear a personal door opens to the garden and window looks onto the same.







### Outside

From Norwich Road we approach the property via the private road way that serves the 8 neighbouring homes, approaching number 40 we find an ample driveway providing our off road parking and leading to the garage whilst to the front of the bungalow an attractive lawn and flowering beds are framed by a low brick wall. A path leads us to the front door and continues to the side of the property opening to the extensive rear garden. At the rear of the property we find a most impressive garden space in two sections. The main of the garden is laid to lawn and framed with a variety of planted beds. A large timber workshop is in situ and set to the dividing line of the two spaces. At the foot of the garden we find a small orchard area boasting a variety of fruit trees. A gate at the foot of the garden provides access directly into the village. It is important to note that the outside space includes ownership of the private roadway in-line with the boundaries of the property and the large area of grass that separates this and the Norwich Road.

### Location

The property sits on the Norwich Road, within walking distance of the park, primary school, village green, convenience store, public house and Broome Heath, ideal for those who enjoy walking and getting back to nature. The bungalow also falls into the Hobart High School catchment area. Bungay lies under a mile away within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films too) and leisure facilities including indoor swimming pool and golf club. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water.  
Mains Drainage.  
Oil Fired Central Heating.  
Energy Rating: TBA

## Local Authority:

South Norfolk Council  
Tax Band: C  
Postcode: NR35 JL

## Tenure

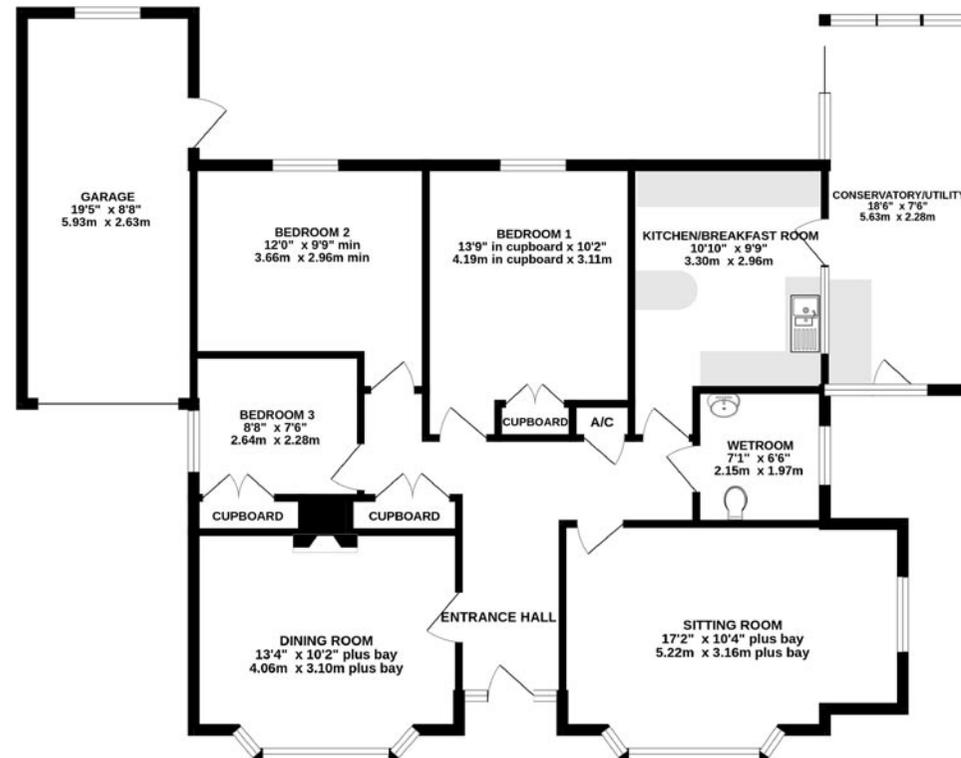
Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £350,000**

**GROUND FLOOR**  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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