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*Hollow Hill Road,
Ditchingham, Bungay*

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ESTATE AGENTS



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

Finished to a standard rarely seen, we are delighted to offer this unique single storey, three double bedroom family home and separate one bedroom annexe. The quaint brick and flint exterior of the main house hides the deceptively spacious, versatile accommodation whilst sat at the foot of the large plot we find the one bedroom annexe, a large workshop and man cave/bar. The property offers a superb balance of character coupled with the space and convenience of modern living. This fantastic premises is a must-view!



The Property

Entering the property via the front door, we step over a modern take on the Victorian floor tiles that line the storm porch where the front door opens to a large entrance area that welcomes into this deceptively spacious home. The entrance passes the master bedroom and flows open plan into the most impressive family, kitchen/dining room. This newer part of the property is designed around entertaining and modern family life, the superb space enjoys a view of the rear gardens and a door opening to the patio. The kitchen itself offers a vast range of wall and base units set against contrasting solid wooden work surfaces. space is made for our appliances whilst attractive tiled flooring lines the main of the room and timber effect flooring determines our dining area. From here we step into the original part of the property where the inner lobby leads to the sitting room and off to the secondary bedrooms and bathrooms. The sitting room embraces the character of the original building with a stunning herringbone timber floor that contrasts against the exposed brick and flint wall that form the chimney breast. A wood burning stove offers a cosy focal point to the space whilst two windows fill the room with natural light. Back in the lobby we find the wet room to our left which is fully tiled whilst on our right we find the main bathroom. This room has been finished to the high standard found throughout and embraces the perfect balance of character coupled with modern living. A claw foot roll top bath takes centre stage whilst a contemporary w/c and sink are complemented by paneled walls and delightful tiled flooring. From the lobby a door opens to the inner hall where we find two double bedrooms set to the front of the property, both boast timber effect flooring with the larger enjoying a dual aspect. Completing the accommodation we return to the entrance area where we find the master bedroom. This exceptional double room spans over 16.ft and offers versatile space that takes in the view of the rear gardens.





The Annexe

Set at the foot of the plot we find the Annexe which offers superb secondary accommodation on one level. Again finished to an excellent standard we step inside to be welcomed by a generous kitchen area fitted with a range of units whilst a window looks onto the garden. At the rear a door opens to an inner lobby which in turn leads to the generous shower room, where a double width shower, w/c and wash basin feature. Back in the kitchen we flow open plan into the sitting/dining room which is large enough to also accommodate a day bed should extra sleeping space be needed. A window looks again onto the gardens and a door opens to the same. Completing the annexe accommodation we find a generous double bedroom with a further door opening to the garden. This versatile space offers a wealth of uses.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. 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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Gardens and Grounds

From Hollow Hill Road the initial driveway offers space to bring two cars off the road ahead of the five bar gate that opens to the main parking and turning area. The first section of garden leads from the rear of the property and provides a well planned formal garden area that offers a generous patio leading from the rear of the property perfect for summer entertaining, an immaculate lawn is framed by low lying flower beds that surround the space with colour and scent throughout the year. At the foot of the initial garden space a rose arch opens to the rear where we find a vast area of lawn that is set between the annexe, workshop and man cave/bar. This space offers ample room to create a private garden to the annexe if needed whilst currently offering a delightful green space that forms part of the main garden, A five bar gate opens from the parking area and gives access to the workshop where double barn style doors open to the front. The man cave/bar offers a fun hideaway at the foot of the garden, an ideal space to enjoy the outside all year round.

Location

This unique home sits on a substantial plot in the centre of the village, 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 property also falls into the Hobart High School & Langley 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 as is the Cathedral City of Norwich.





Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating

Mains Water

Mains Drainage

Mains Electricity

EPC Rating: D

Local Authority

South Norfolk Council

Tax Band: C

Postcode: NR35 2QZ

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.

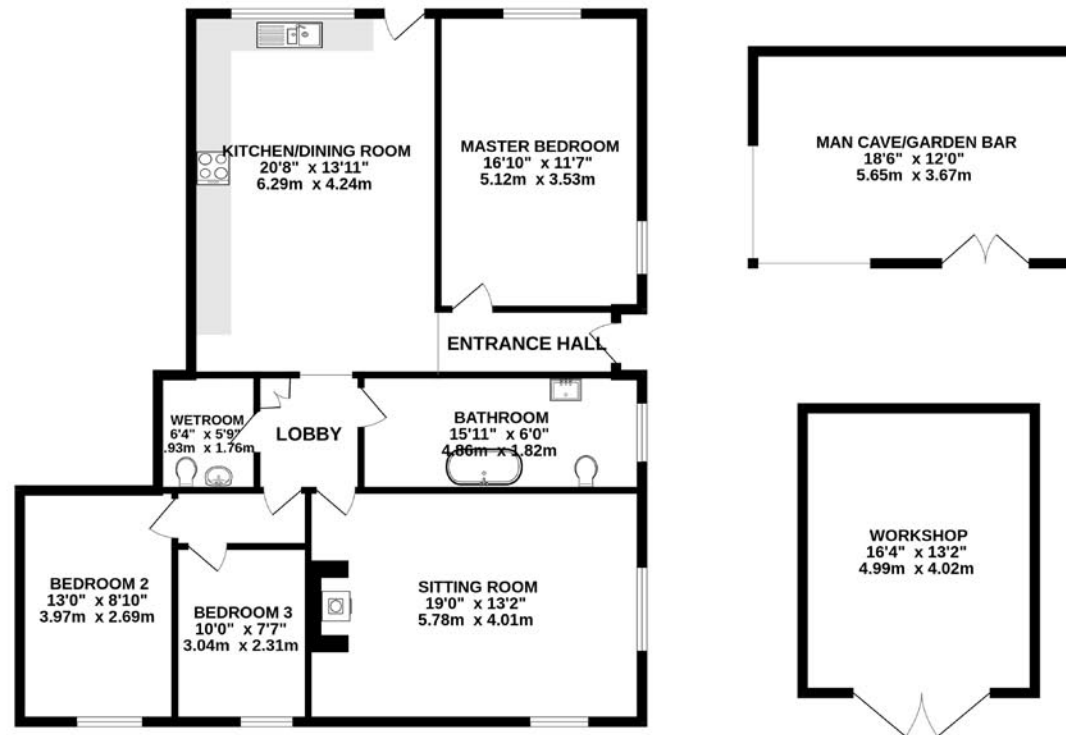
Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £475,000

GROUND FLOOR

1596 sq.ft. (148.2 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.2 sq.m.) approx.

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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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