



*Waveney Road,
Ditchingham, Suffolk*



**MUSKER
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ESTATE AGENTS

Situated on the edge of the popular village of Ditchingham we are delighted to offer this deceptively spacious three bedroom detached bungalow. The property occupies a low maintenance plot enjoying field views to the rear whilst to the front we find generous off road parking that leads to the oversized single garage. Internally the property boasts a generous open plan sitting and dining room which leads into the kitchen. The property has been well cared for but would now benefit from some cosmetic updating. Offered with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Open Plan Sitting & Dining Room
- Kitchen
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bathroom
- Over-Sized Garage
- Delightful Rear Garden with Field Views



Property

Entering the property via the front door we step into the entrance hall of this spacious detached bungalow, a door to our left opens to the living area whilst directly ahead we step into the kitchen. Entering the living area we find the generous sitting room which is filled with natural light from a large window looking to the front aspect. A feature fire offers a cosy focal point whilst we flow open plan into the dining room making these two spaces work as one, ideal for family life and entertaining alike. From the dining room a door leads into the kitchen further adding to the flow of the home. The kitchen is fitted with a range of wall and base units where we find the sink set below a window looking to the side aspect. A door opens to outside providing access to both the front and rear gardens. From the kitchen we return to the hall and head toward the bedroom areas at the rear. On our left we find the bathroom comprising bath with fitted electric shower over, w/c and wash basin. On our right the first of the bedrooms offers a small double room. At the head of the hall the two larger bedrooms are set looking onto the rear garden. Both rooms are exceptional doubles. This completes the accommodation.



Outside

Approaching the property we are welcomed by the exceptional drive way space which provides ample off road parking and leads to the over-sized garage. An electric roller door opens to the garage whilst from the driveway we access the front and enter the bungalow. To the front we find a generous area of lawn. A path to the side of the property leads us to the rear garden. At the rear the garden offers a range of low lying beds framed with paved areas. A view to the rear looks onto to the meadows behind and a personal door returns to the garage.

Location

The property occupies a particularly quiet location on the edge of the village yet within easy walking distance of the park, primary school, village green, convenience store 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 1.2 miles south 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) 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

Oil Fired Central Heating. Mains electricity, water and drainage.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2RF

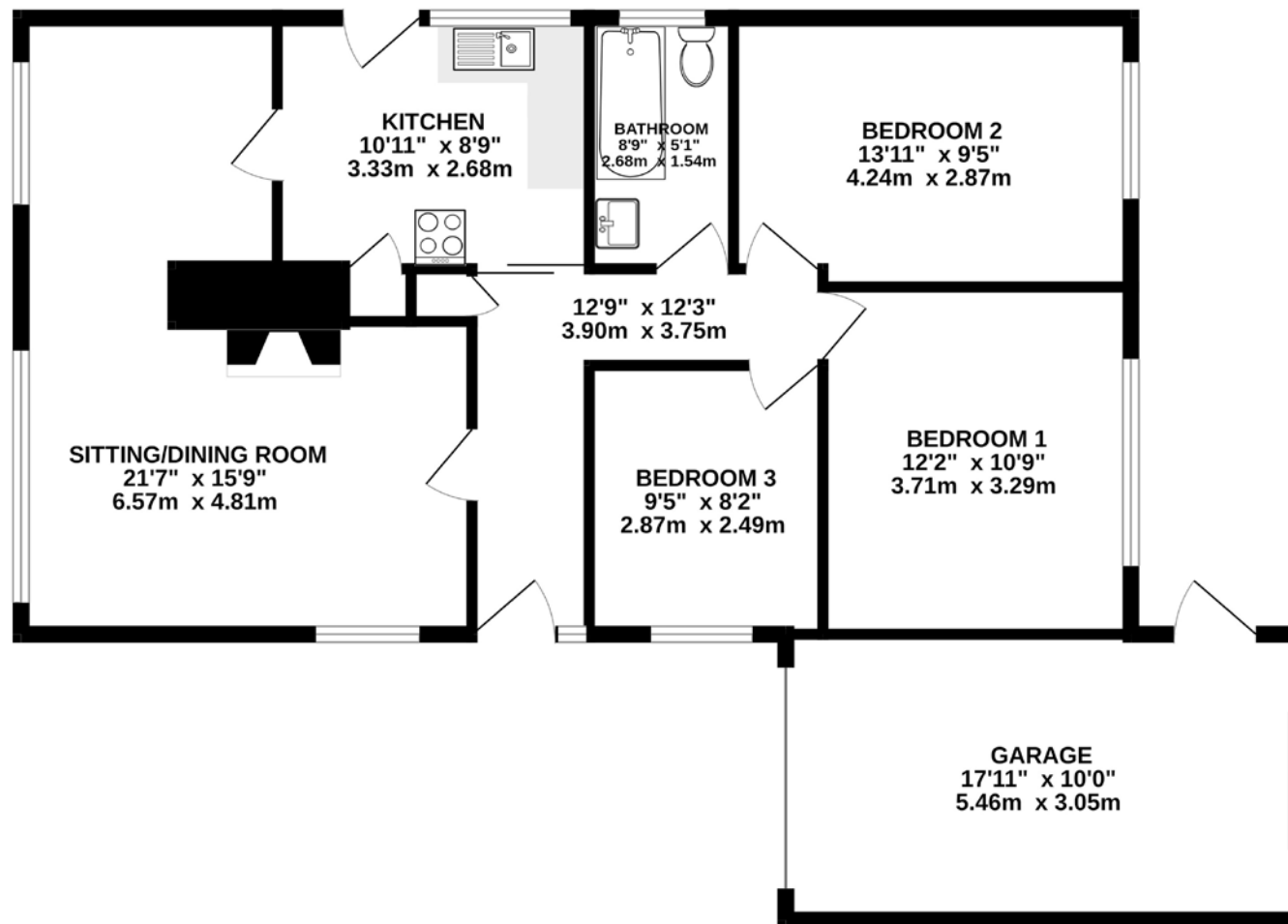
Tenure

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: £265,000



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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To arrange a viewing, please call 01986 888160

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www.muskermcintyre.co.uk

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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