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*Black Horse Lane,*  
Dicthingham, Bungay.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Bungay – 1.3 miles  
Beccles – 6.2 miles  
Norwich - 15.7 miles  
Southwold - 17.4 miles

**Exceptionally situated enjoying a large, private plot in the centre of the popular village of Ditchingham whilst boasting a most discreet position is this attractive detached bungalow. The property is offered with no onward chain and offers a superb potential for a new owner to create a wonderful self styled home through re-configuring and refurbishing. Currently the property offers two double bedrooms, two reception rooms, kitchen, lobby/conservatory and shower room. Outside the large plot again offers a purchaser the ability to re-imagine the space which currently offers areas of garden, ample off road parking, garage/workshop and a delightful view to the rear. Viewing is essential to appreciate the space and location on offer.**



### **Property**

Approaching the property from the parking area at the rear we are welcomed by a door from the garden which leads into the hallway of this detached bungalow. The hallway leads us to the initial rooms of the house which include two double bedrooms, the sitting room, shower room and dining room. The sitting room is positioned looking over the garden area and enjoys a door opening to the same. A feature fireplace offers a focal point to the room. On the opposite side of the hall again enjoying the garden view we find the second bedroom which is fitted with a range storage. Stepping along the hall we pass the shower room and find the master bedroom set central to the property. This spacious room again offers some fitted storage and looks to the side aspect of the property. Stepping into the dining we find a generous second reception room that enjoys a large window looking onto the driveway, the dining room opens into the kitchen via a folding door ideally positioned for entertaining. The kitchen spans the rear of the bungalow and offers a vast range of fitted wall and base units that offer an integral double oven, hob, and fridge/freezer all of which are reported to be working. A window to the side again looks to the driveway whilst a window over the sink looks into the lobby/conservatory. A door opens to the same and in-turn the lobby opens to the front gardens. This completes the accommodation.













## Outside

Approaching the property from Black Horse Lane we are welcomed by a generous frontage which is currently offers a fenced garden area which leads us to the entrance via the large lobby/conservatory. Here we find the oil tank whilst the recently replaced external oil boiler is set to the side of the bungalow. The shingle driveway extends to the side of the bungalow and leads to a spacious parking and turning area at the rear which in turn gives access to the garage/workshop set to the rear boundary. The driveway leads back towards the property where a gate opens to the rear garden space. The rear garden is fully enclosed by fencing and currently laid to paving for ease of maintenance. We pass a feature pond as we approach the entrance on this side. The plot at he rear enjoys the open views over the recreational ground as we look towards Station Road.

## Location

The property is situated in the heart of the village yet enjoying a secluded position within easy 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 1.2 miles 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) 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.

Mains Water. Mains Drainage .

Energy Rating: TBA

### Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2RB

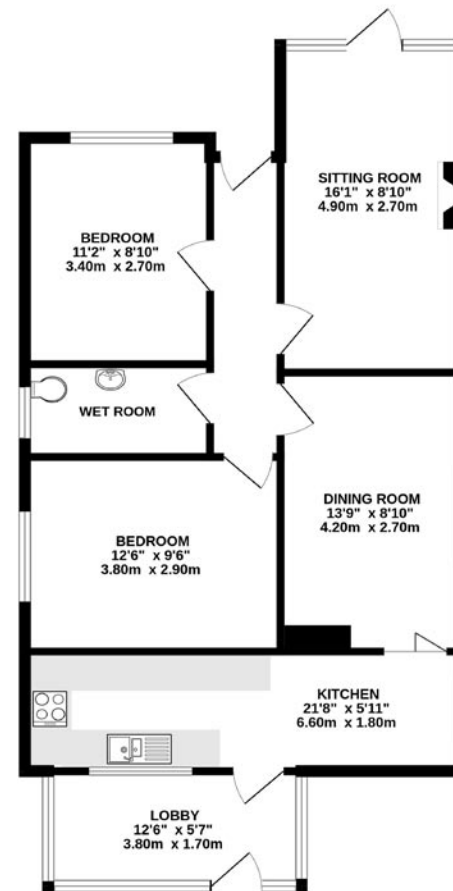
### Tenure

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: £275,000**



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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**

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Harleston	01379 882535
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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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