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Millfield Close,
Ditchingham, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles
Southwold - 18.2 miles

Situated in the centre of the popular village of Ditchingham we are pleased to offer the rare opportunity to purchase this single storey, freehold studio style bungalow. The property boasts ample off road parking at the front and an enclosed, west facing garden to the rear. Inside we find a large open plan sitting/dining space, kitchen and a bedroom with open-plan en-suite. The property has recently had all of the windows, doors and electric water heater replaced as well as enjoying full re-decoration throughout. Offered with No Onward Chain this is a must see.

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Bedroom & En-Suite Bathroom
- Walled Rear Garden
- Ample Off Road Parking
- Superb Village Location

Property

Entering the property via the front door we are welcomed into the main living space of this surprising home. A window to the front aspect fills the room with light whilst French doors open to the garden which further enhances the natural light throughout. This space serves as both sitting room and dining room and at over 18.ft on offer makes no compromise on space. At the front of the room a door opens to the bedroom which in-corporates the newly fitted en-suite bathroom. A window to the front fills the space with natural light whilst the bathroom is currently screened but offers the space to split the two rooms if a buyer should wish. The bathroom has been fitted with a three quarter size bath, w/c and attractive sink set over a vanity unit. At the rear of the property the kitchen leads from the main living space. A window looks onto the rear garden where we find a sink set below. Space is made for a cooker, fridge and washing machine whilst a large cupboard houses the new hot water tank and offers superb additional storage. This completes the accommodation.





Outside

From Millfield Close we approach the property via the parking area that forms the frontage, where ample space is made to park three vehicles. From here a path leads past the lawn and raised flower bed to the front door where we find a garden store room attached to the property which houses the modern electric consumer unit. At the rear we find a delightful paved west facing garden, fully enclosed by timber fencing. The garden is fully paved for ease of maintenance but allows space to return to lawn or flower beds if required. A gate leads to the access at the rear and large timber shed is in situ.

Location

The property is situated in the heart of the village, within easy walking distance of the park, primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property 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

Mains Electricity, Water & Drainage. Electric Heating.

Energy Rating: E (with improvements-New Windows, Hot Water system & Insulation)

Local Authority:

South Norfolk Council

Tax Band: A

Postcode: NR35 2QJ

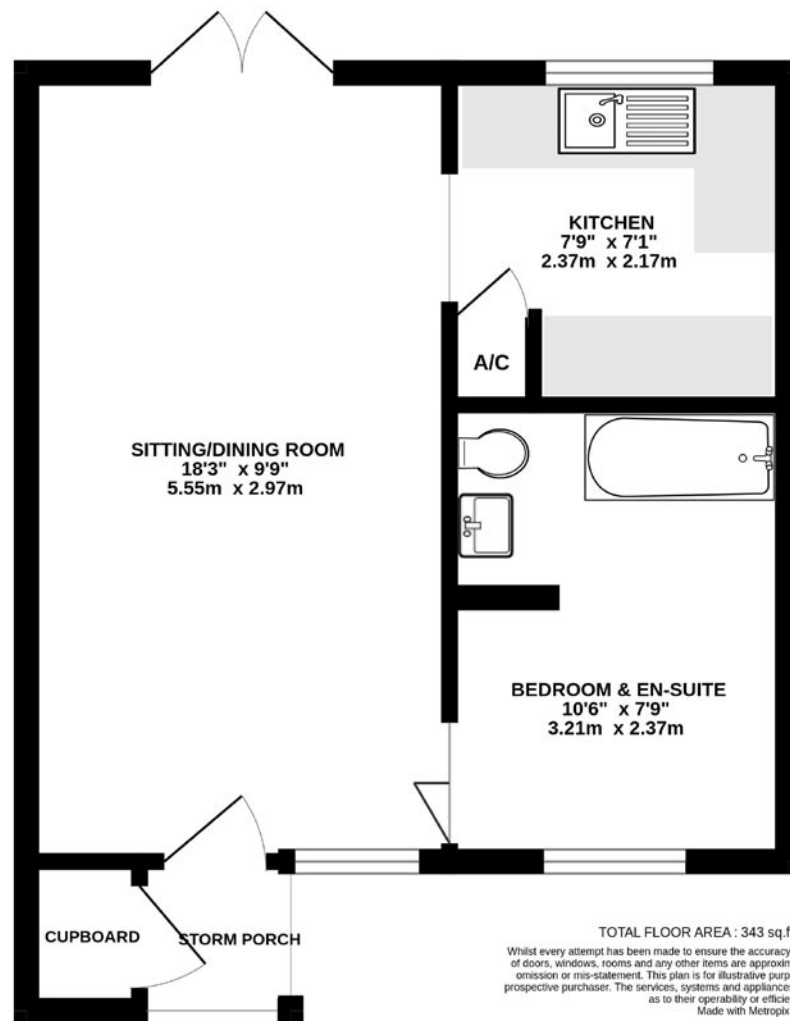
Tenure

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: £125,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

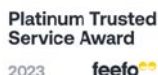
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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