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Lower Wells Close
Ditchingham, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase a 40% share of this modern two double bedroom, mid-terraced 'Certified Passive House' situated on the edge of the popular village of Ditchingham. The property offers deceptively spacious accommodation boasting two large double bedrooms, re-fitted bathroom, kitchen/dining room, sitting room and ground floor w/c. Outside attractive views, generous gardens and off road parking further compliment the home. Purchasers must have a connection to South Norfolk, please enquire for more information.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- Second Double Bedroom
- Bathroom
- Attractive Gardens & Views
- Two Off Road Parking Spaces



Property

Entering the property via the rear door we are welcomed by a large entrance hall where doors lead to all of the ground floor rooms and stairs rise to the generous first floor landing. On our left we pass an under stairs storage cupboard before entering the cloakroom which is fitted with a modern white w/c and wash basin. On the right hand side we find the sitting room. This generous room enjoys a view over the garden and offers ample space for our furnishings. At the head of the hall we enter the impressive kitchen/dining room. At over 17.ft this room provides the perfect space for family living and entertaining alike. A range of modern units line the walls with in-built oven, hob and extractor. A space is made for an upright fridge freezer and to the opposite side of the room a second set of units leave space for the washing machine and tumble dryer. A large cupboard provides additional storage. To the front a door opens to the small courtyard with a window looking over the same. From here we also enjoy the stunning view over the green. Climbing the stairs we find two exceptional double bedrooms. To the front a large double bedroom boasts two windows looking over the green whilst at the rear a second generous double bedroom enjoys a large built in cupboard. Completing the accommodation we find the bathroom which is fitted with a bath, sink and w/c. A shower and screen are fitted over the bath.







Outside

Approaching the property from Hollow Hill Road we pass the vast green area to the front via a private tarmac roadway that leads to this modern, attractive development. An arch way leads us through to the parking area where we find two allocated parking spaces for each of the properties. From the car park a path leads us to the property and a timber gate opens to the rear garden area. Whilst a path continues to the front of the property. The front garden has been laid to low maintenance plumb slate with path leading to the door. From here we enjoy the open views over the extensive green to the front. At the rear we find an area of patio whilst the main garden is laid to lawn and enclosed by timber fencing. A garden shed is in situ.

Location

This modern mid-terraced home is superbly situated enjoying views over the green and within 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Certified Passive House: Eco Electric Central Heating, Mains water, drainage and electricity.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2SB

What3Words: ///ridge.improves.haystack

Tenure

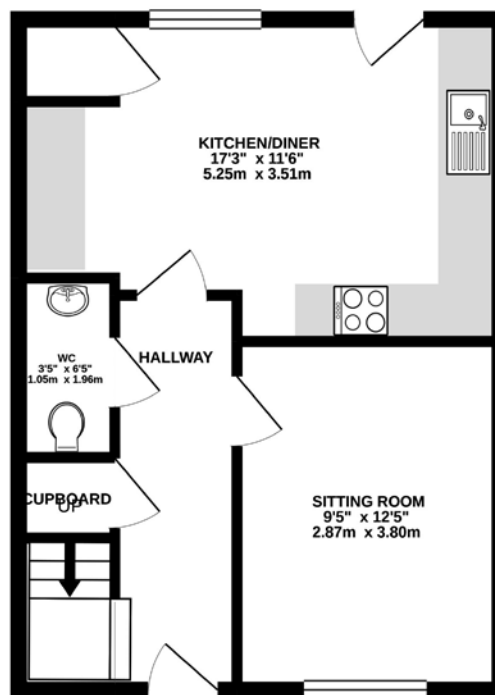
Vacant possession of the property will be given upon completion. The property is being sold as a 40% share of the freehold. 60% remains with Hastoe Housing under their lease agreement (111 years remaining). The monthly rent on the 60% share is £294.14 pcm. The service charge is payable at £70.81 pcm.

Agents' Note

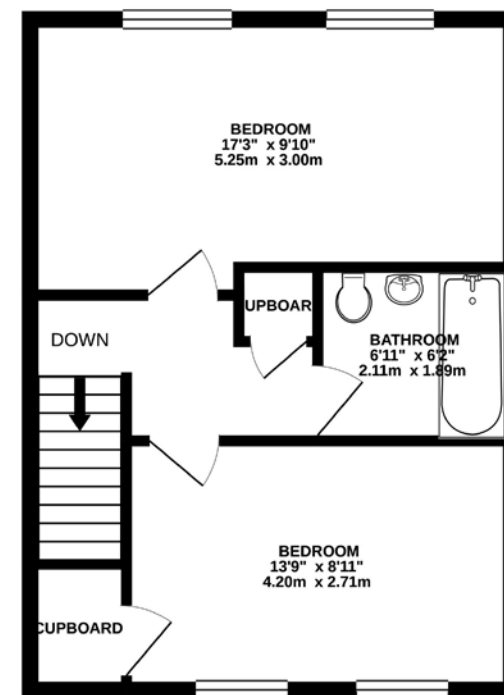
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The sale is for a 40% share of the property with 60% remaining with Hastoe Housing.

Guide Price: £82,000

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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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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