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Ditchingham Dam,
Ditchingham, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer this delightful semi-detached cottage, which is available with NO ONWARD CHAIN. The well-maintained living accommodation seamlessly blends modern comfort with original character features. Downstairs offers a sitting room and kitchen/breakfast room. Upstairs, the cottage offers two spacious double bedrooms and a superbly presented bathroom. The property features an enclosed garden and off-street parking, and is located within walking distance of the heart of Bungay. We highly recommend an early viewing to fully appreciate this charming property.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom
- Guest Bedroom
- Bathroom
- Garden
- Off Road Parking



Property

This delightful semi-detached property welcomes you into a small entrance area, with stairs leading to the first floor and a doorway into the sitting room. The sitting room is a good size, featuring a window to the front and a wood-burning stove as its focal point. This room leads through to the kitchen/breakfast room. The kitchen/breakfast room is fitted with wooden wall and base units with solid wood worktops, a butler sink, and an alcove providing space for a cooker. There is also a convenient storage cupboard. The room is completed by a window overlooking the rear garden and a stable door providing access out. The master bedroom is situated to the front aspect, featuring a cast iron fireplace and a large built-in wardrobe/cupboard. The second bedroom overlooks the garden. The fully tiled bathroom includes a three-piece suite: a roll-top bath with a shower over, a hand wash basin, and a WC. This completes the accommodation.



Outside

The property is accessed directly via the front door from the public footpath. A driveway runs along the left side of the property, leading down to the rear garden. The rear garden includes tarmacked off-road parking, which is accessed through a five-bar gate via a driveway with right of way access. The garden features a patio area at the rear and beyond the parking area is a lawn with established plant beds, bushes, and trees bordering the space.

Location

The property is located on Ditchingham Dam, set on the northern edge of Bungay, offering easy access to the town centre. Bungay provides a full range of essential amenities, including shops, schools, antique stores, restaurants, and leisure facilities such as an indoor swimming pool and a golf club. The Fisher Theatre, which now screens films, is also within walking distance. For wider connections, the Cathedral City of Norwich is approximately a 30-minute drive north and offers a mainline train link to London Liverpool Street (1 hour 54 minutes). Diss, which is 19 miles away, provides an alternative mainline connection to London. The unspoiled heritage coastline of Suffolk is also easily accessible, with the beautiful beaches of Southwold and Walberswick only 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

Gas fired central heating & hot water. Mains water, electricity and drainage.

Energy Rating: D

Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: NR35 2JQ

What3Words: ///tributes.jolly.bystander

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: £260,000



Floor 0



Approximate total area⁽¹⁾

53.6 m²

578 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk