

Ditchingham Dam

Ditchingham, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

A charming detached, three double bedroom family home, discreetly situated within walking distance of Bungay's vibrant Town Centre yet enjoying a peaceful semi-rural setting with stunning open meadow views. This spacious property enjoys a mix of character coupled with the convenience of modern family living. On the ground floor a cosy sitting room, impressive 27.ft kitchen/dining/living room, and versatile second reception room feature along with a delightful entrance and cloakroom. Upstairs three double bedrooms and a family bathroom are found. Outside a generous parking area is set to the front whilst at the rear the delightful, enclosed gardens enjoy the afternoon and evening sun. Viewing is essential to appreciate the space and location on offer.



Accommodation comprises briefly:

- Entrance Hall • Cloakroom • Sitting Room
- 27.ft Kitchen/Dining/Living Room • Family Room
- Master Bedroom • Two Further Double Bedrooms
- Family Bathroom • Off Road Parking
- Enclosed Rear Gardens • Stunning Meadow Views to Frontage

Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space, superb natural light and standard of finish that flow throughout are all very apparent. A fitted coat cupboard sides one of the original fireplaces and a door opens to the ground floor cloakroom. Engineered oak floors flow from here into the two initial living areas adding to the feeling of space and continuity. To the right we find the sitting room, this cosy room enjoys a wood burning stove set in a red brick fireplace whilst dual aspect windows and impressive ceiling heights make this a bright and spacious feeling room. Stepping back through the hallway we enter the 'hub' of this family home. The impressive open plan kitchen/dining/living room extends to over 27.ft and offers the perfect spot for family living and entertaining alike. Light pours into the room from windows to both the front and rear aspect whilst doors from both the kitchen and living area open to the gardens. Our stairs rise to the first floor from here, and the living area is divided from the kitchen by a large island. The kitchen has been fitted with a modern yet classic range of units set against timber effect work surfaces. A fitted double oven, hob and extractor feature whilst below the sink we find an integral dishwasher. Space is made for a large fridge/freezer. To the front we enjoy the open meadow views. Completing the ground floor we step into the second reception room. This versatile space is currently a play room but offers a superb working space, studio or simply a second spot to relax. A window looks to the front aspect whilst a large cupboard houses the laundry appliances. Climbing the stairs we step onto the 'L' shaped landing. Directly ahead we find our first two double bedrooms which form part of the original cottage, both rooms take in the impressive views and offer ample double bed space. On the return we pass the airing cupboard and find the family bathroom. This generous space offers a bath and separate shower cubicle along with a wash basin and w/c. At the head of the landing the master bedroom completes the accommodation, this generous dual aspect room is again soaked in natural light and again offers delightful views to wake up to.














George









Outside

Leaving Ditchingham Dam a private roadway enters this delightful close and approaches the property immediately on the right. At the front of the property we find a generous parking area which leads up to both the front door and gated access to the rear gardens. Our eye is drawn to the stunning views beyond the brick and flint wall which looks over the open meadows and grazing land with a picture of Bungay as the backdrop. Stepping into the rear garden out of the French doors in the vast kitchen/dining/living area, we find a large patio spanning the rear of the property and further expanding the entertaining space during the summer months. A second door leads directly from the kitchen area. The garden itself is laid to lawn and enclosed by timber fencing which is framed with raised flower beds. A timber shed is in situ and we find the tank hidden behind timber panelling.

Location

The property is ideally located a short walk, equidistant to Ditchingham Village and Bungay Town Centre, Bungay 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. An hourly weekday bus service takes you into the Cathedral City of Norwich which is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins) and an international airport. The unspoiled 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, but may be available in addition, subject to separate negotiation.

Services
Oil Fired Central Heating. Mains Drainage. Mains Water. Mains Electricity.

Energy Rating: D

Local Authority:
South Norfolk Council
Tax Band: D
Postcode: NR35 2JH

What3Words: ///banks.rotation.reclined

Tenure
Vacant possession of the freehold will be given upon completion.

Agents' Note
The property benefits from pedestrian access to both the front and rear. 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: £375,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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