



Norwich Road, Ditchingham - NR35 2JL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Ditchingham, Bungay

NO CHAIN. Sitting opposite OPEN FARMED FIELDS this DETACHED BUNGALOW enjoys a plot reaching approx. 0.22 ACRES (stms) giving this home a wealth of space and potential both inside and out. The internal living space reaches a little under 1200 Sq. Ft (stms) to include a 19' DUAL ASPECT sitting room backing on to a separate GARDEN ROOM/STUDY space while the centre of the home hosts a MODERNISED 23' KITCHEN and DINING ROOM area with a multitude of storage, range of INTEGRATED APPLIANCES and UTILITY ROOM. In total there are THREE BEDROOMS on offer each having use of a separate BATHROOM, shower room and WC. The rear garden, much like the front of the home, is manicured with well planted beds, shrubbery and lawn spaces creating a welcoming space to enjoy with family and friends in the warmer months with a newly laid RESIN DRIVEWAY leading to a DETACHED BRICK GARAGE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Detached Bungalow On 0.22 Acre Plot (stms)
- Slightly Under 1200 Sq. Ft Of Internal Accommodation (stms)
- Three Large Reception Rooms
- 23' Open Modern Kitchen With Integrated Appliances & Dining Room Leading To Utility Room
- Three Bedrooms
- Bathroom, Shower Room & Separate WC
- Manicured Planted Rear Garden With New Resin Driveway & Detached Garage

The village of Ditchingham is located approximately one mile from the market town of Bungay. The village has a local shop, post office and primary school, whilst Bungay offers a wider range of amenities including a number of boutique shops alongside everyday amenities. The City of Norwich is situated approximately 12 miles north west of Ditchingham. and provides further educational opportunities and transport links.

SETTING THE SCENE

The property sits proudly opposite rolling farmed fields on an offshoot from the street where a shingle drive leads you towards each home separately.



A mixture of mature shrubbery with a five bar swinging timber gate give both privacy and vibrancy to the front of the home where a newly laid resin driveway allows for the parking of multiple vehicles leading towards the detached brick garage with electric roller door sat at the very end of the driveway. The front of the home does have capability to host further parking if required where a large brick weave frontage is accompanied by many shingle and colourful planting borders with mature trees and shrubbery.

THE GRAND TOUR

Once inside, a porch entrance is the first place to greet you laid with all tile flooring, this grants the perfect space to slip off winter wear after a long walk in the surrounding area with the central hallway giving access to all accommodation within the home slightly further beyond this. The main living space comes to the right hand side of the home in the form of an incredibly well lit dual aspect sitting room measuring 19' in length. A potential choice of lay out of soft furnishings can be had within the space with a further versatile area at the very end of the room functioning as a hobby space, this room is perfectly suited as a garden room, home office area or children's play space.

From the central hallway a further and equally impressive living space sits at the rear of the home courtesy of a historic extension. A 23' open plan kitchen and dining room are on offer where initially a fully modernized kitchen space grants a multitude of storage capabilities with floor and base mounted cabinetry, large open worktop space for those keen on hosting with a range of multiple integrated appliances to include an oven and hob with extraction above, dishwasher, fridge, freezer and microwave. The kitchen gives way to open tile flooring where a large dual aspect dining room is on offer creating a true social hub of the home with open floor space conducive to hosting a large dining room suite with further seating potential and French doors backing onto the rear garden patio.

Just off to the side of the space is a handy utility room with a continuation of the glossed wall and base mounted cabinetry, further plumbing and space remaining for both a washing machine and tumble dryer. As part of the extension the previous owners have installed a handy two piece WC accompanied by a shower room with wall mounted radiator and vanity storage.

From the central hallway three bedrooms are on offer with the larger being found at the very front of the home enjoying another dual facing aspect and two further bedrooms slightly further down the hallway. Each of these spaces enjoy shared use of a separate two piece WC and family bathroom suite complete with predominantly tile surround and wall mounted radiator.

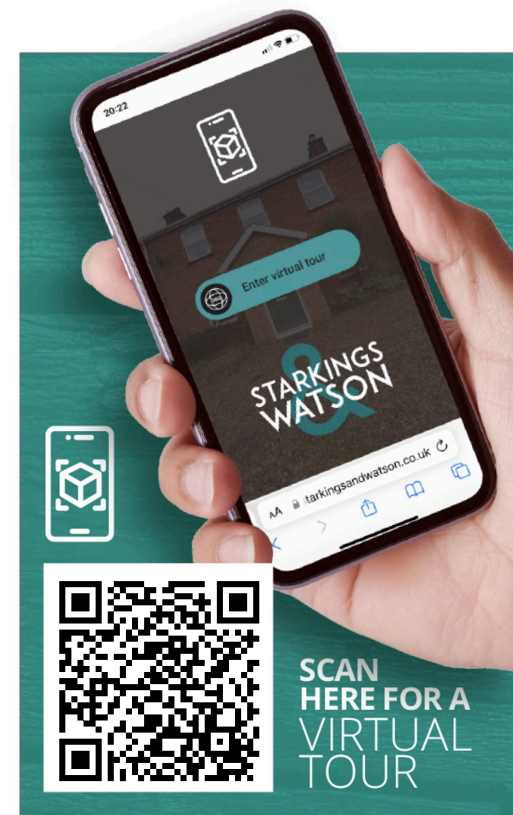
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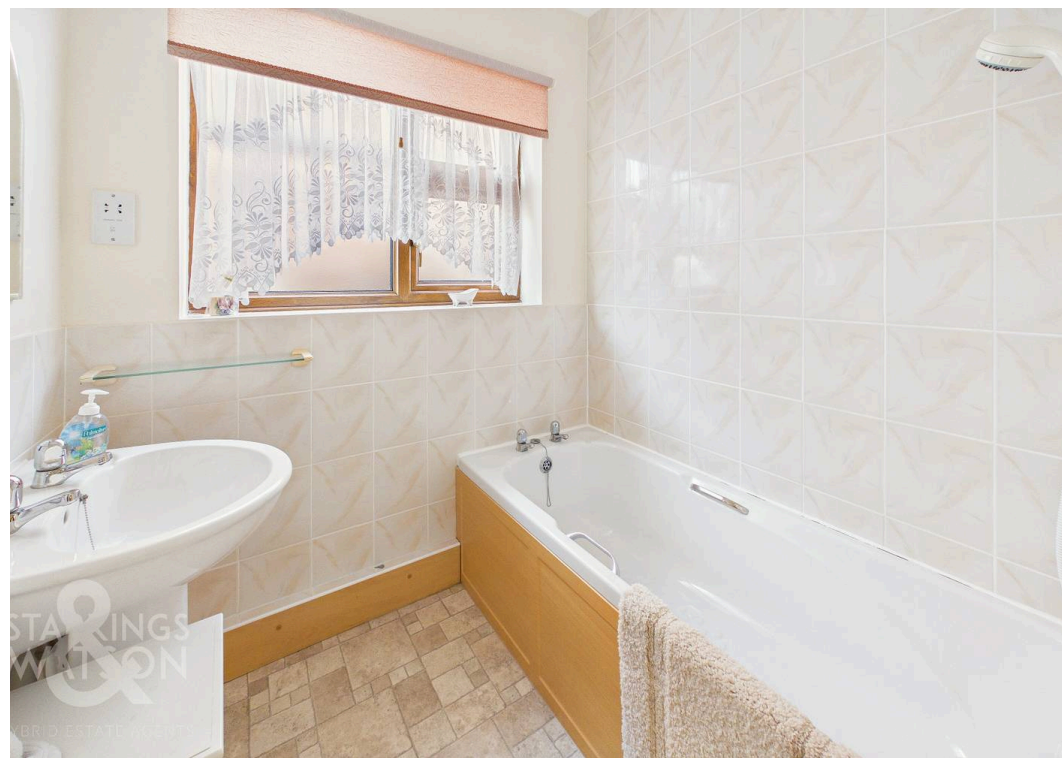
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing accompanied by well planted and maintained colourful borders where a multitude of flowering plants, vegetables, trees and hedging give not only privacy but a colourful backdrop to the garden space. A flagstone patio sits immediately as you exit from the dining space suited for garden furniture with wraparound path and income encapsulating the lawn garden space where further raised vegetable planting beds sit towards the rear of the garden. Within the garden, a multitude of external storage areas are on offer, with three timber storage sheds, a bespoke summer house and detached brick garage all on offer.





Approximate total area⁽¹⁾

1318 ft²

122.5 m²

(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.

GIRAFFE360



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