



Tunneys Lane, Ditchingham - NR35 2RQ



Tunneys Lane

Ditchingham, Bungay

NO CHAIN! This IMPRESSIVE FOUR/FIVE BEDROOM DETACHED CHALET STYLE BUNGALOW presents a fantastic opportunity for families and those seeking versatile living in a sought-after location with HUGE SCOPE for further improvement. Boasting OVER 1580 SQ FT (STMS) of internal accommodation, the property welcomes you through a spacious entrance hall, leading into a BRIGHT AND GENEROUS KITCHEN/DINING ROOM at the rear (complete with extensive storage and ample space for family gatherings). The flexible layout offers THREE BEDROOMS on the ground floor with an en-suite and a family bathroom as well as TWO FURTHER BEDROOMS on the first floor providing options for a home office, guest suite, or playroom depending on preference. A LARGE LOUNGE offers a comfortable retreat, while the property's design ensures a seamless flow between living spaces. Additional benefits include DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a SINGLE GARAGE, ensuring convenience for busy households. With its LARGE, PRIVATE PLOT which backs onto OPEN FIELDS extending to approximately 0.35 ACRES (STMS) and HUGE SCOPE FOR FURTHER DEVELOPMENT OR EXTENSION (STP), this home is ideal for buyers looking to add their own stamp and create their dream residence.



Perfectly positioned CLOSE TO BUNGAY TOWN CENTRE and excellent TRANSPORT LINKS, this property combines privacy with accessibility, making every-day living both practical and enjoyable.

Council Tax band: E

Tenure: Freehold

- No Chain!
- Large Detached Chalet Style Bungalow
- Over 1580 SqFt Internally (stms)
- Large Kitchen/Diner With Plenty of Storage
- Four Bedrooms Over Two Floors
- Driveway Parking For Multiple Vehicles & Garage
- Large Plot & Gardens Of 0.35 Acres (stms) Backing Onto Open Fields
- Close to Bungay Town Centre And Transport Links

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. There is an active village hall too. The City of Norwich is situated approximately 12 miles north west of Ditchingham. and provides further educational opportunities and transport links.



SETTING THE SCENE

Using the quiet approach of Tunneys Lane on the outskirts of Ditchingham, you will find a long private driveway providing plenty of driveway parking to the front which in turn leads to the single garage. There is a generous lawned front garden also with mature trees and hedging.

THE GRAND TOUR

Entering the property via the main entrance door to the front there is a hallway leading to the majority of the main rooms with the addition of built in cupboards. The impressive sitting room can be found to the front flooded with light via two large windows as well as a brick built fireplace. The kitchen/dining room is found beyond overlooking the rear gardens with a door leading out also. The kitchen provides plenty of space for dining as well as a range of wall and base level units with space for all free standing white goods within. Using the hallway there are three ample bedrooms all of which are comfortable doubles. One of the bedrooms also offers an en-suite shower room with three piece suite. Also off the hallway there is a guest W/C as well as the main bathroom with a bath and hand wash basin also. A useful study room to the front of the property provides the ideal space for home working with stairs within leading to the first floor.

The first floor provides a small landing space with access into the two double bedrooms. Both bedrooms benefits from eaves storage and cupboard space and both have excellent views across the rear gardens with open fields beyond.

FIND US

Postcode : NR35 2RQ

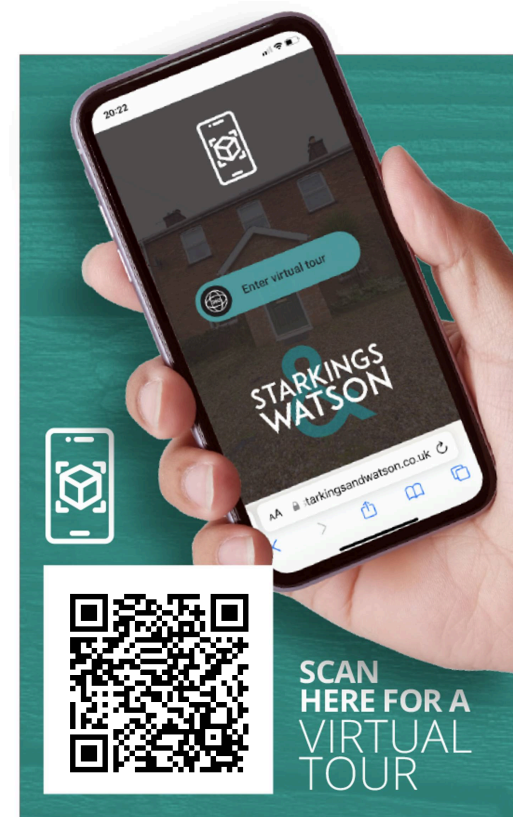
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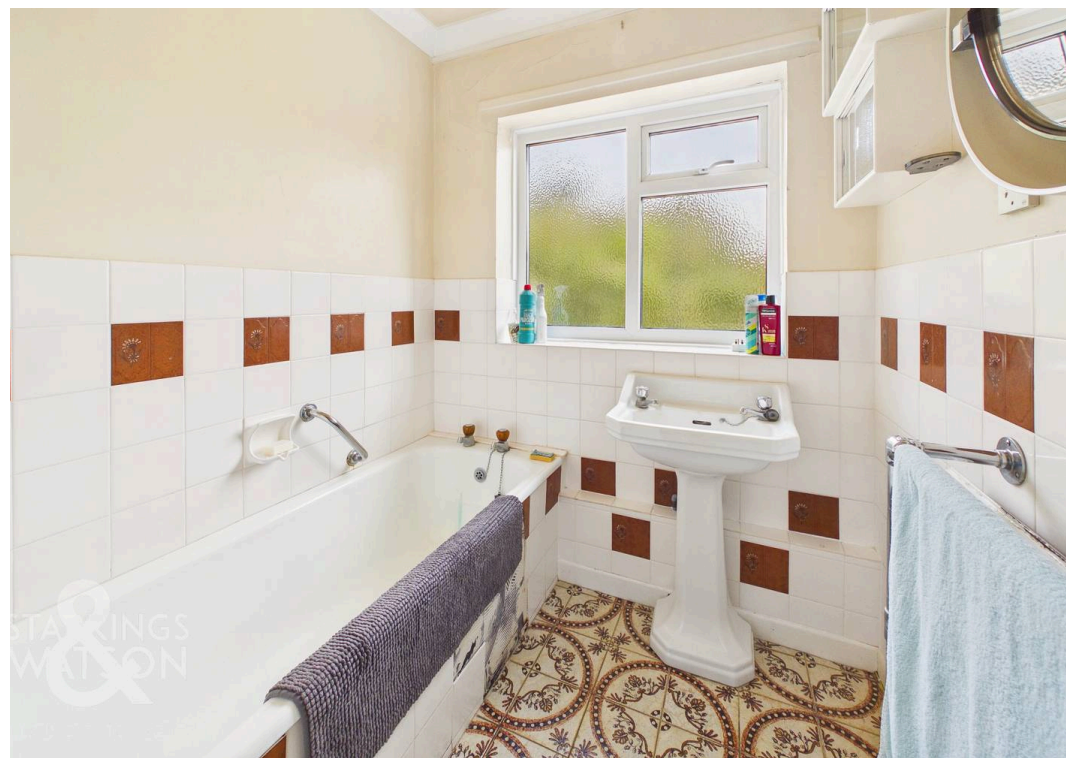
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property benefits from private septic tank drainage and oil fired central heating which is not in working order. The boiler located in the kitchen would need to be replaced.







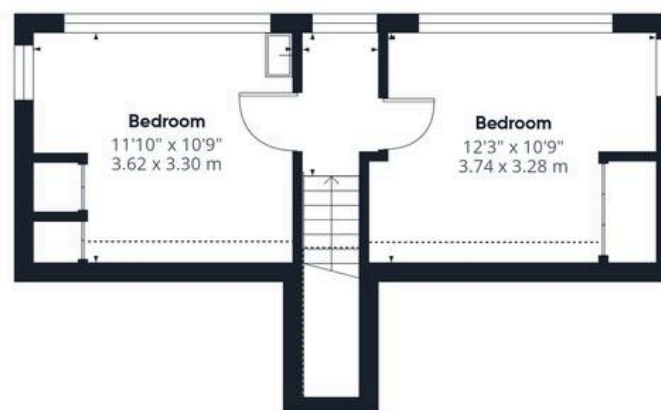
THE GREAT OUTDOORS

Stepping out of the kitchen down a small step, you will find yourself on a large patio, suitable for outside dining and entertaining. The Garden is predominately laid to lawn surround by mature hedging. Further down the garden you will find a greenhouse and shed, ideal storage for those who have love to garden. Beyond all of this are large open fields, to take in wonderful views.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1580 ft²

146.6 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.