



Wild Flower Way, Ditchingham - NR35 2SF

STARKINGS
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HYBRID ESTATE AGENTS



Wild Flower Way

Ditchingham, Bungay

This well-presented END-TERRACE HOME offers comfortable and contemporary living, in a sought-after residential area. Upon entering, you are greeted by an ENTRANCE HALL that leads into the impressive 19' OPEN PLAN SITTING/DINING ROOM, perfect for relaxing or entertaining guests. The fitted KITCHEN enjoys pleasant VIEWS over the REAR GARDEN and offers ample STORAGE and GARDEN ACCESS. Upstairs, the property features TWO GENEROUS DOUBLE BEDROOMS, each providing a peaceful retreat at the end of the day. The FAMILY BATHROOM is fitted with a white suite and includes a SHOWER over the bath. The property benefits from ELECTRIC HEATING and uPVC double glazing throughout, ensuring year-round comfort. Additional features include ALLOCATED TANDEM PARKING to the rear of the property, providing convenient off-road parking for two vehicles. The OUTSIDE SPACE is equally appealing, offering an ENCLOSED GARDEN with a PRIVATE REAR ASPECT - ideal for both relaxation and recreation.

A PAVED PATIO area provides the perfect spot for alfresco dining or enjoying a morning coffee, while the lawn offers space. The GARDEN is FULLY ENCLOSED, making it safe and secure for pets and children.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End-Terrace Home
- Allocated Tandem Parking to Rear
- 19' Open Plan Sitting/Dining Room
- Fitted Kitchen with Garden Views
- Two Double Bedrooms
- Family Bathroom with Shower
- Electric Heating & uPVC Double Glazing
- Enclosed Garden with Patio & Lawned Area

Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Post Office, Hardware Store, Café by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.



SETTING THE SCENE

Approached via a low maintenance shingled front garden, a range of planting can be found with a shared access to the side of the property, where the off road parking is provided.

THE GRAND TOUR

Heading inside, a hall entrance greets you with wood effect flooring underfoot, space for coats and shoes and an opening taking you to the main living space. The open plan sitting/dining room continues with wood effect flooring underfoot, wall mounted electric heating, front facing uPVC window, stairs rising to the first landing, useful built-in storage cupboard and a door taking you to the kitchen with underfloor heating. Fully fitted, the kitchen offers a U-shaped arrangement of wall and base level units, with space for a freestanding electric cooker with tiled splash-backs and an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine, with tiled effect flooring underfoot, window and door leading to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors taking you to the two double bedrooms - both of which are finished with fitted carpet, wall mounted electric heating and uPVC double glazing. The family bathroom completes the property with a white three piece suite including contrasting tiled splash-backs, tiled effect flooring and a heated towel rail.

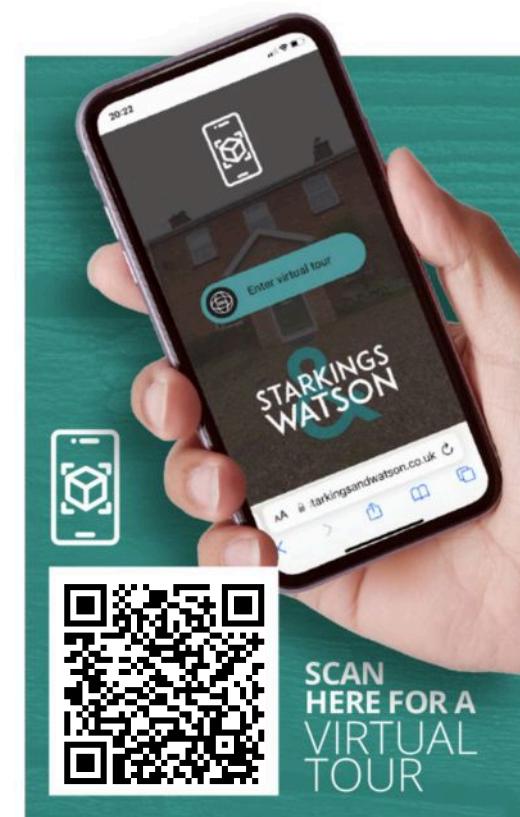
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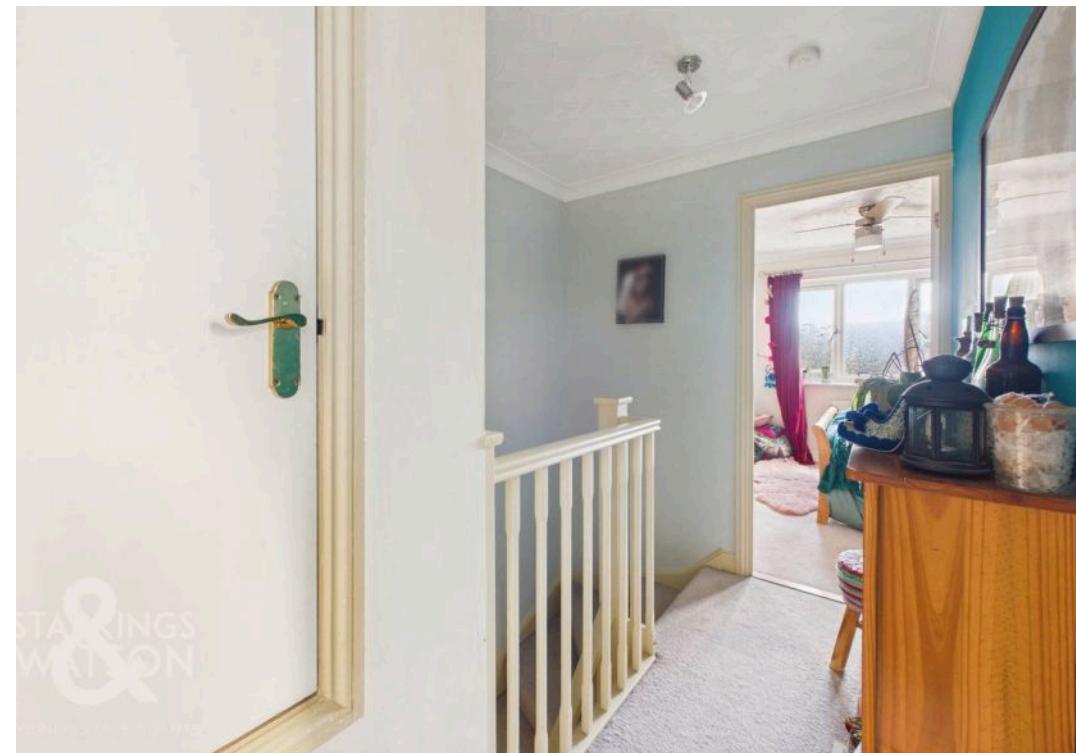
Postcode : NR35 2SF

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VIRTUAL TOUR

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

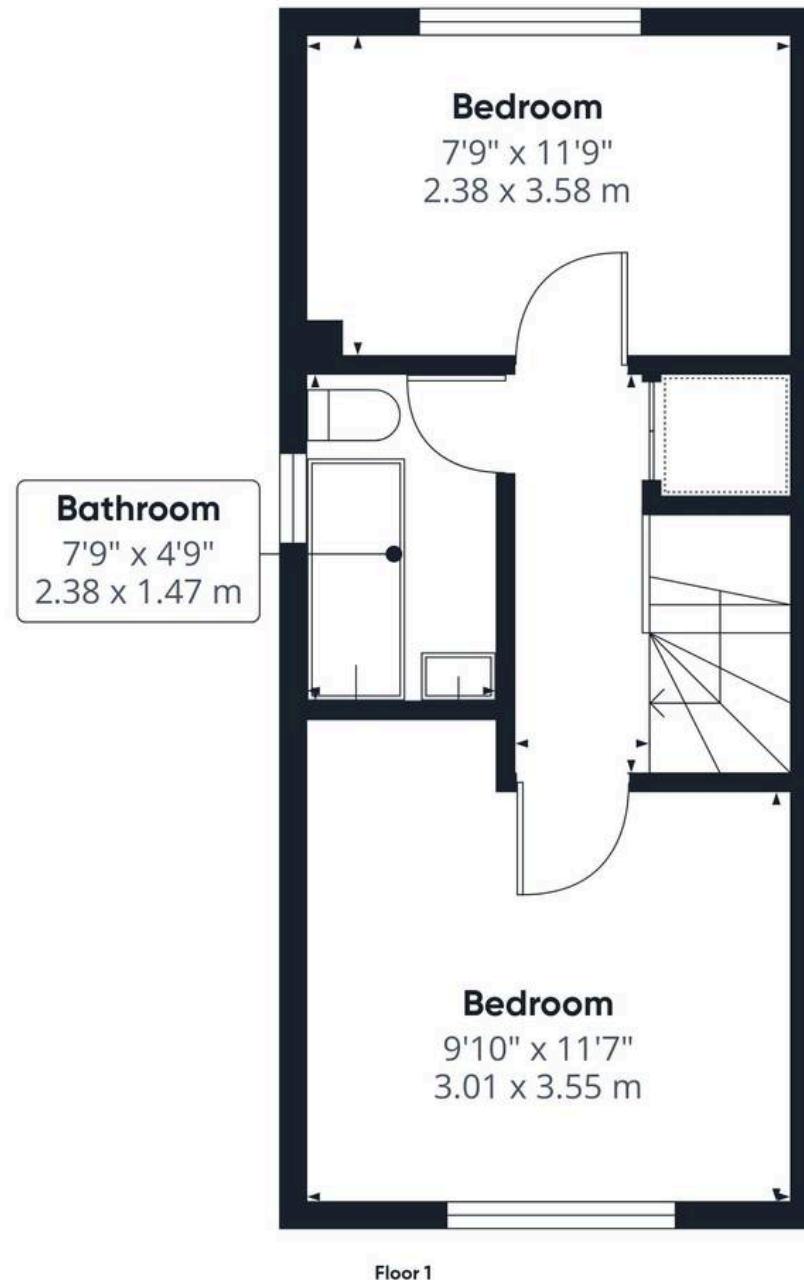






THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst being mainly laid to lawn and including a full width patio which leads out from the kitchen door. Gated access leads to the communal driveway where the allocated parking can be found, whilst a timber shed offers storage within the garden.



Approximate total area⁽¹⁾

615 ft²

57.1 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.



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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 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.

