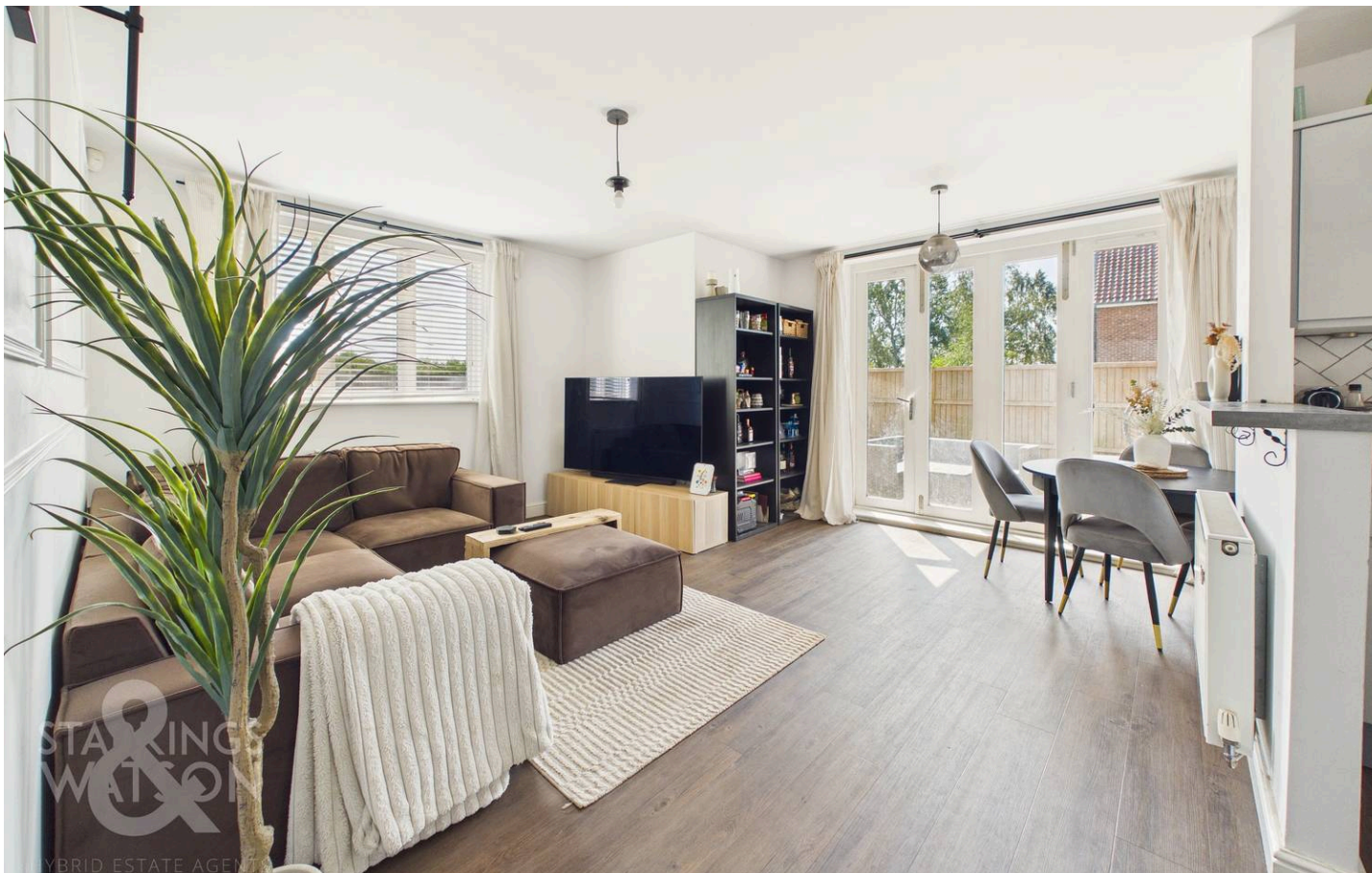




Waterside Drive, Ditchingham - NR35 2SH

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Waterside Drive

Ditchingham, Bungay

Welcome to this **STYLISH AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT**, perfectly positioned within a **SOUGHT AFTER AND EXCLUSIVE DEVELOPMENT**. From the moment you step inside, you are welcomed by a **BRIGHT AND AIRY ENTRANCE HALLWAY**, leading directly into the **OPEN PLAN KITCHEN/RECEPTION SPACE** (ideal for entertaining or relaxing evenings at home), which seamlessly opens onto the expansive private garden. The **CONTEMPORARY KITCHEN** is well-equipped with modern appliances and ample storage, while the generous reception area offers plenty of space for both dining and lounging. **TWO DOUBLE BEDROOMS** provide comfortable accommodation, with the **PRINCIPAL BEDROOM** benefiting from an **EN SUITE SHOWER ROOM**, and a stylish family bathroom serving the second bedroom and guests. The property is **PRESENTED IN GOOD ORDER THROUGHOUT**, ready for immediate occupation, making it a superb option for **FIRST TIME BUYERS** or those looking to **DOWNSIZE** without compromising on quality or comfort.



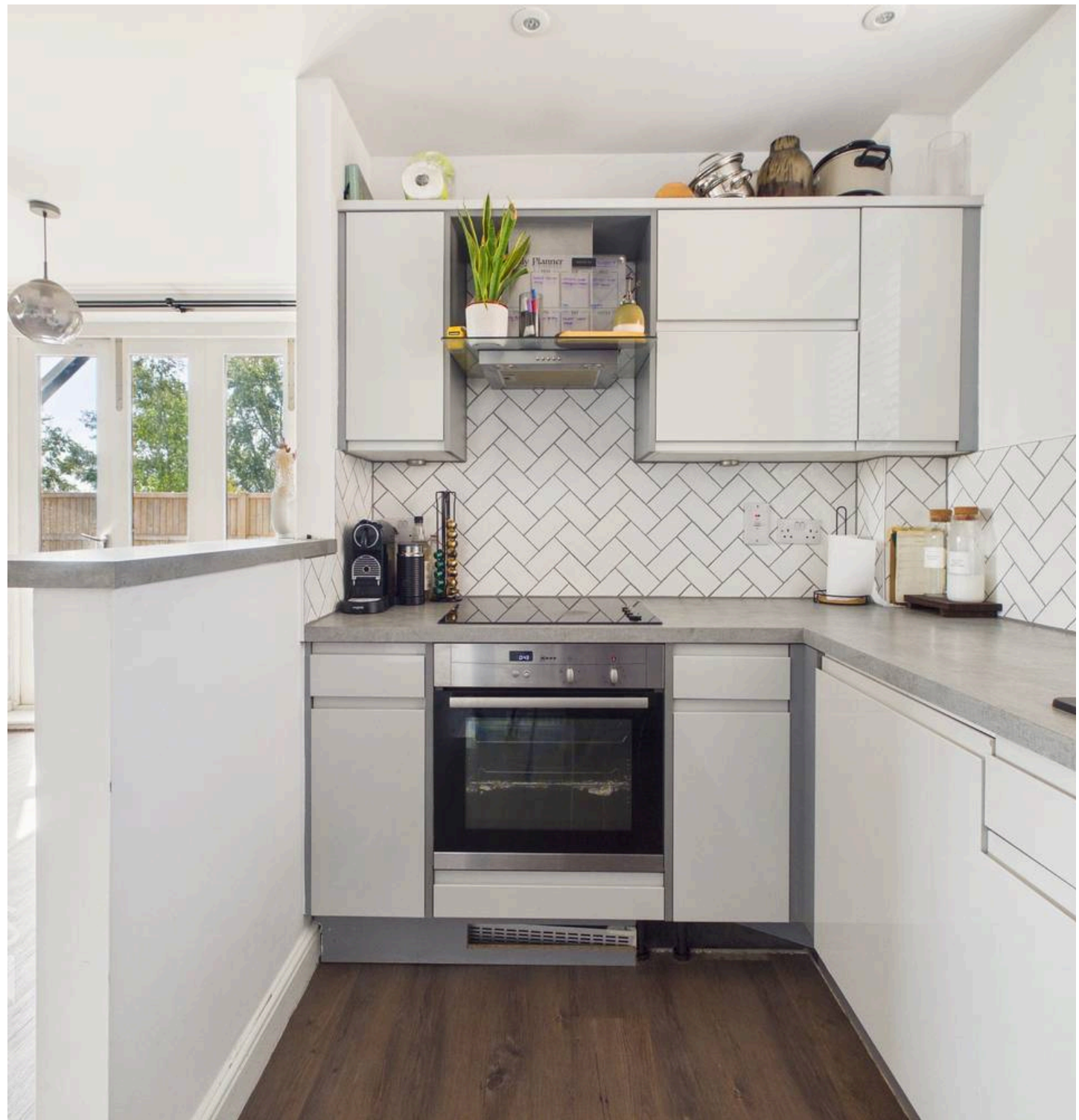
Additional features include ALLOCATED OFF ROAD PARKING FOR TWO VEHICLES (a rare find in such a prime location), double glazing, and efficient GAS FIRED CENTRAL HEATING, ensuring a warm and welcoming environment all year round. The private and enclosed garden really sets this apartment apart from anything else with an EXPANSIVE PRIVATE lawned garden wrapping around the building providing excellent space for all year round enjoyment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Ground Floor Apartment With Huge Private Garden!
- Within Sought After & Exclusive Development
- Open Plan Kitchen/Reception Space Opening Onto the Garden
- Two Double Bedrooms & Two Bathrooms
- Gardens That Wrap Around The Building With Lawns & Patio Areas
- Allocated Off Road Parking For 2 Vehicles
- Presented In Good Order Throughout & Ready To Move Straight Into
- Ideal First Time Purchase Or Downsize Opportunity



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

The property is found to the back of the development with communal parking to the side of the building with two allocated spaces for the apartment. There is access to the building via the communal entrance with a secure entry telecom system. The apartment can then be found on the ground floor with its own private entrance door.

### THE GRAND TOUR

The entrance Hall offers a large storage cupboard which houses the gas central heating boiler, doors leading to both bedrooms, bathroom and living area. The Open-Plan Living Area is a spacious and bright space with double glazed window to side aspect and plenty of space for dining table and chairs as well as sofas and other furnishings, double glazed bi folding doors lead to a large private rear garden beyond. The kitchen is open plan to the sitting room and provides a stunning modern white and grey kitchen featuring an assortment of wall and base units with handleless gloss grey fronts and dark stone effect worktop over, 1.5 bowl stainless steel inset sink with chrome mixer tap over, built-in electric oven with electric hob and modern stainless steel extractor above, built-in fridge freezer, built-in dishwasher, and washing machine. The main bedroom is a great sized double bedroom with ample space for large wardrobes, bedside cabinets and drawers with double glazed window to side aspect and door leading to en suite shower room. The en-suite offers a walk in shower cubical with chrome mixer shower over, tiles to floor, half tiled walls, hand basin with chrome mixer tap over,

low-level WC, chrome heated towel rail. Bedroom two is again a double room with glazed window to side aspect. The family bathroom provides tiles to floor, half tiled walls, panelled bath with chrome mixer tap with shower attachment over, hand basin with chrome mixer tap over, low-level WC, chrome heated towel rail.

### FIND US

Postcode : NR35 2SH

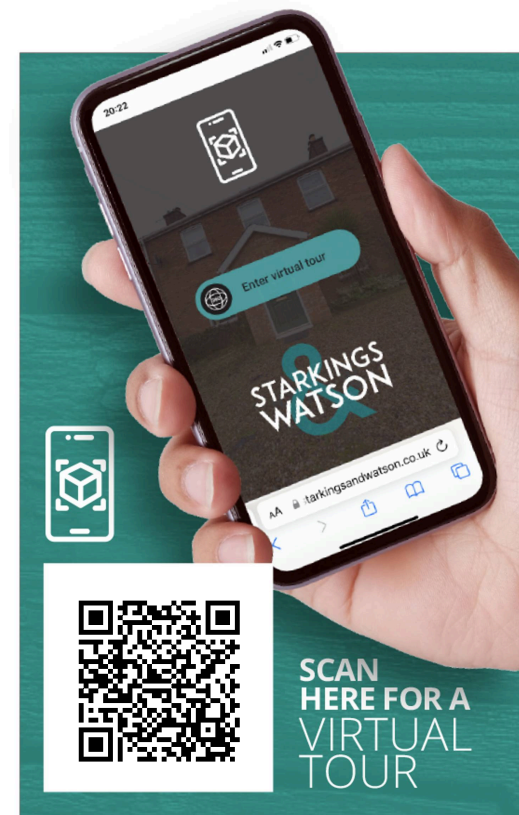
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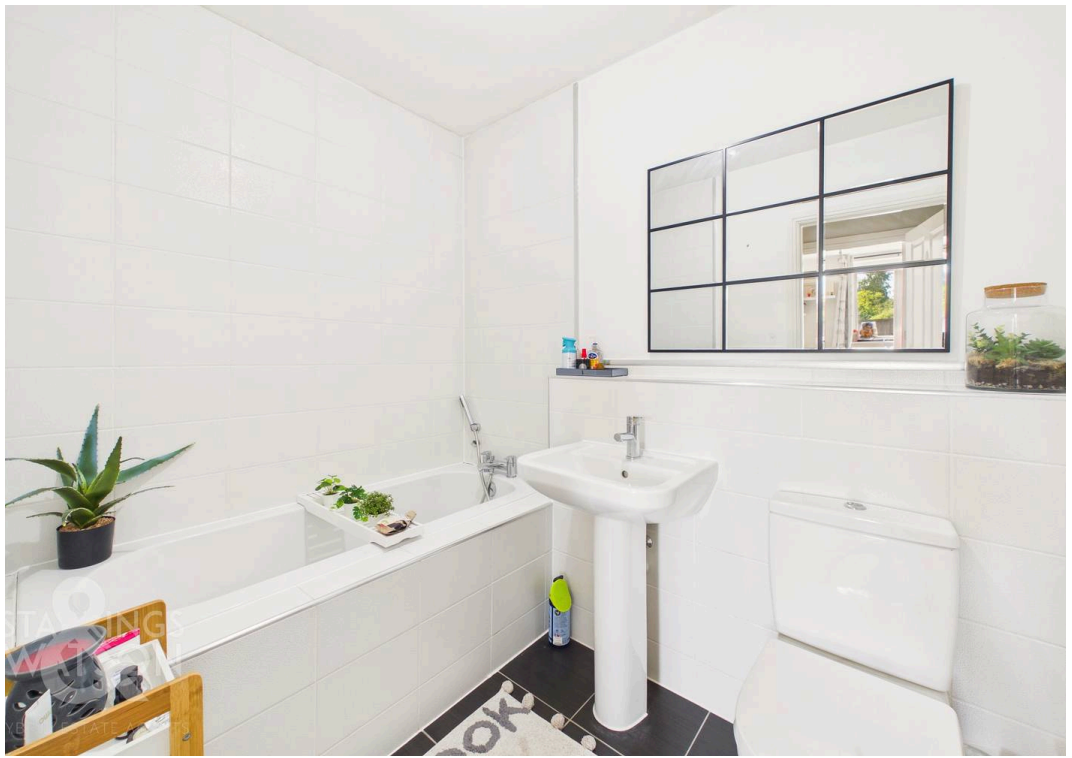
### VIRTUAL TOUR

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

### AGENTS NOTES

Buyers are advised the apartment is leasehold with the following details; The lease was 999 years from 2013, with 986 years left. We understand the leasehold details are as follows but would need to be confirmed at the point of purchase - The ground rent is approx £360 per year. The service charge is approximately £155 per calendar month, and the management company is Trinity Estates.

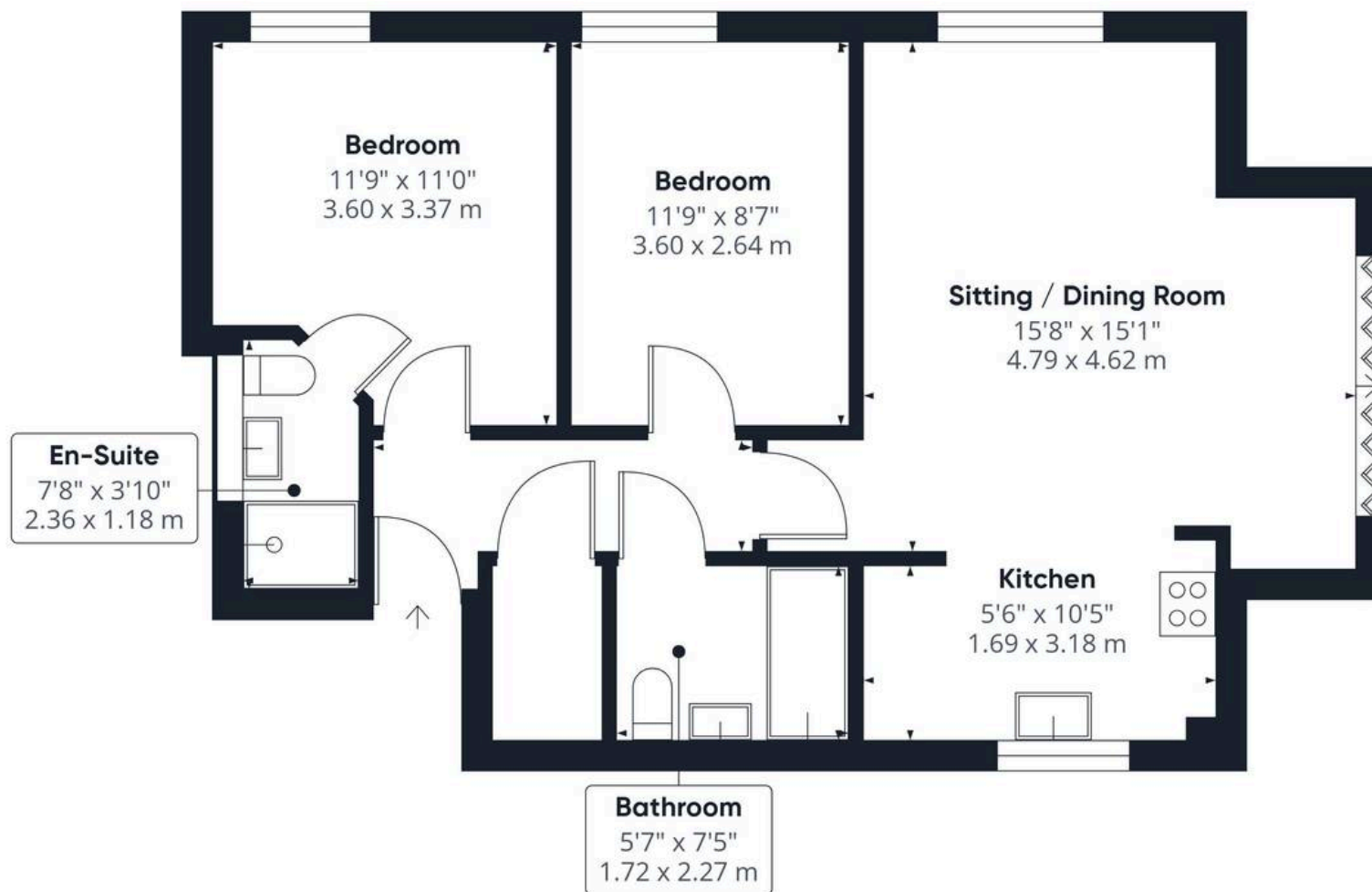




## THE GREAT OUTDOORS

The property features its very own private and enclosed garden. Fully enclosed with gated access from the front of the building. The extremely generously sized area is mainly laid to lawn with a large patio area in front of the doors leading to living area. There is an electrical socket and outside tap to the rear as well as a timber built shed.





Approximate total area<sup>(1)</sup>

661 ft<sup>2</sup>  
61.5 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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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.