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*Rider Haggard Way,
Ditchingham, Suffolk*

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Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles
Southwold - 18.2 miles

Situated in the centre of the popular Norfolk/Suffolk border village of Ditchingham is this modern detached bungalow. The property boasts two bedrooms, bathroom, kitchen and sitting/dining room opening to the gardens. The generous enclosed plot enjoys the southerly rear aspect whilst at the front we find off-road parking and a garage. The property is offered with No Onward Chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bathroom
- Main Bedroom
- Bedroom Two
- Off Road Parking & Garage
- South Facing Rear Garden



Property

Entering the bungalow via the front door, we find the central hallway leading to all of the accommodation. Set to the front of the property are the two bedrooms looking onto the front gardens, both rooms are doubles with the main bedroom offering slightly larger proportions. Stepping along the hall the bathroom is set at the head of the space where a large storage cupboard houses the hot water tank. The bathroom is fitted with a bath, wash basin and w/c. A window looks to the side aspect. At the rear of the bungalow we find the kitchen and sitting/dining room. The kitchen is fitted with a basic range of wall and base units. The sink is set below a window looking onto the garden whilst a second window looks to the side aspect whilst a door opens to the same. A serving hatch opens to the dining area. Completing the accommodation the sitting/dining room enjoys a view of the gardens and door opens to the patio at the rear of the house.



Outside

To the front of the property, an attractive front garden is laid to lawn with a variety of planted shrubs. A path to either side of the house leads to the two entrance doors whilst the driveway provides off-road parking and access to the attached single garage. At the rear we find a superb enclosed garden space, laid to lawn and framed with a variety of planted shrubs and bushes. A timber shed and greenhouse are in situ and to the rear of the property a patio area leads from the sitting /dining room.

Location

The property is situated in the heart of the village, within easy walking distance of the park, primary school, village green, convenience store, public house/ restaurant and the stunning Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School catchment area. Bungay lies 1.2 miles away within the popular Waveney Valley and 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. The unspoilt 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2JF

What3Words: ///servicing.sweetener.widest

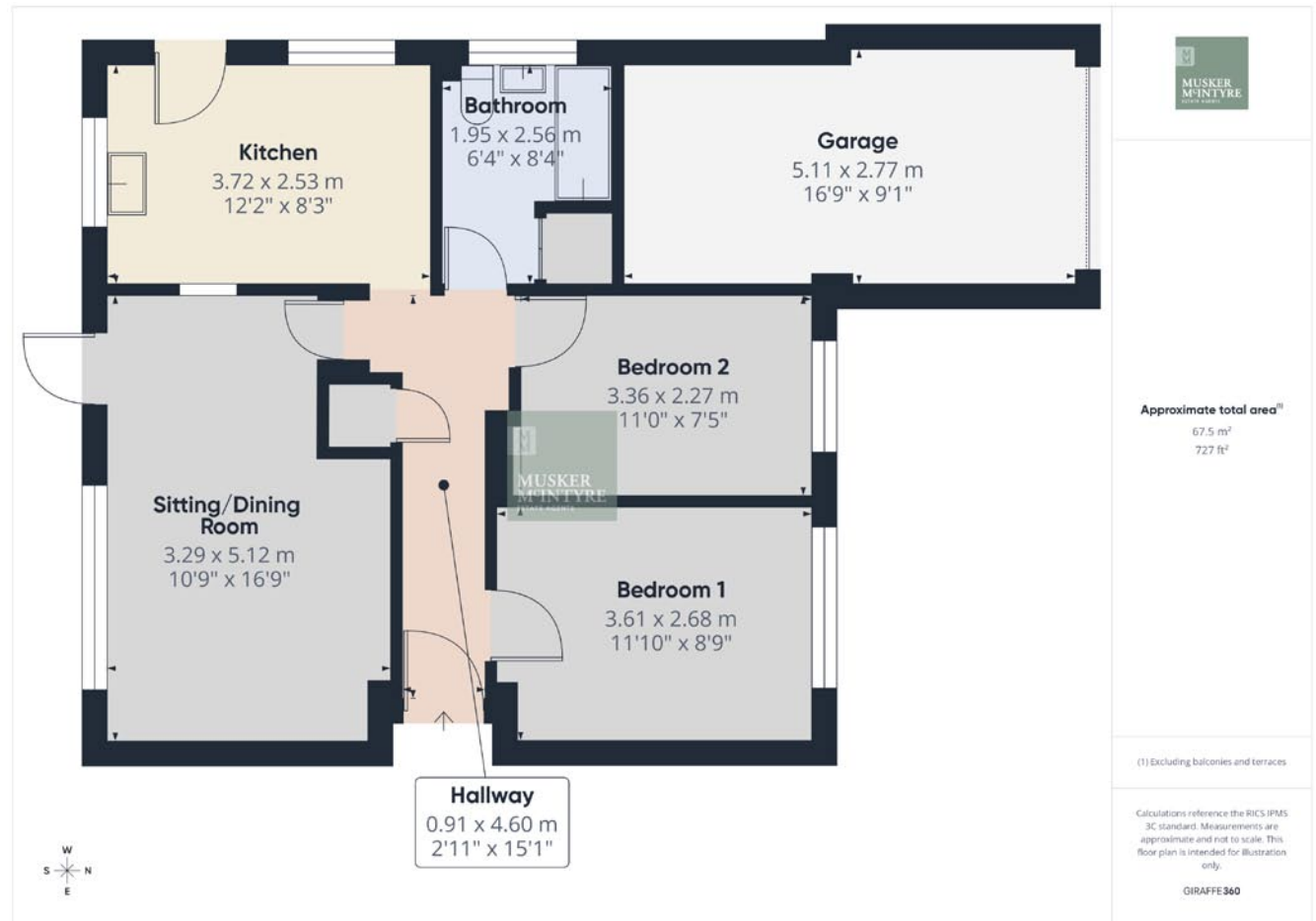
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

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: £240,000



To arrange a viewing, please call 01986 888160

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www.muskermcintyre.co.uk

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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