



Loddon Road, Ditchingham - NR35 2RA

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HYBRID ESTATE AGENTS



## Loddon Road

Ditchingham, Bungay

NO CHAIN! This highly impressive DETACHED BUNGALOW offers EXPANSIVE and VERSITILE accommodation, ideal for MULTIGENERATIONAL living or those seeking additional space. The main residence arranged mostly over the ground floor boasts FOUR SPACIOUS BEDROOMS and THREE WELL-APPOINTED BATHROOMS, all arranged to maximise comfort and privacy. A standout feature is the 23-foot kitchen and dining room, perfect for family gatherings or entertaining guests, complemented by a SEPARATE DINING ROOM for more formal occasions. The generous 25-foot sitting room is flooded with natural light and provides a welcoming retreat ideal for relaxation. In addition to the main house, A SELF-CONTAINED DETACHED ANNEXE offers flexible options for guests, extended family, or a home office or even income generating. The annexe and garaging combined span some 1500 SQFT (stms) with a large main reception space, separate kitchen, impressive double bedroom measuring 28' with adjoining bathroom. The triple garage is found below. The property in its entirety extends to over 3,600 SQFT (STMS), ensuring ample room for a variety of lifestyles. Every aspect of the interior has been thoughtfully designed, with QUALITY FINISHES throughout having been beautifully cared for and renovated by the current owner.



Located directly OPPOSITE BROOME PITS, the home enjoys outstanding access to scenic walks and tranquil countryside, making it a perfect haven for nature lovers. Stepping outside, the property continues to impress with its generous, well-kept plot. Mature landscaping and established borders provide a sense of privacy and seclusion, while EXTENSIVE DRIVEWAY PARKING for numerous vehicles on the BLOCK PAVED DRIVEWAY ensures convenience. The grounds are designed to accommodate outdoor living, with ample lawned areas spanning the front side and rear ideal for children to play, space for al fresco dining, and plenty of room for gardening or leisure activities. Whether you are looking for a peaceful retreat or a substantial family home with outstanding outdoor amenities, this property offers a rare combination of comfort, space, and location.

Council Tax band: D

Tenure: Freehold

Energy Efficiency Rating : Main House E/Annexe C

- Highly Impressive Detached Bungalow
- Self Contained, Detached Annexe Accommodation
- Over 3600 SQFT In Total (stms)
- 23' Kitchen/Dining Room
- Separate Dining Room & 25'Sitting Room
- Five Bedrooms In Total & Four Bathrooms
- Generous, Well Kept Plot With Extensive Parking & Triple Garage
- Located Opposite Broome Pits With Excellent Walks Available



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

From the Loddon Road you will find a brick pillar approach with secure double gates leading onto the impressive block paved driveway which provides parking off road for many vehicles. parking is certainly not a concern. The driveway leads to the double fronted garaging with two separate electric doors. The garage opens up to the rear meaning its suitable for three vehicles if required. The garage forms part of the annexe accommodation with its own separate access. The main entrance to the bungalow can be found to the front off the driveway via two steps up.

#### THE GRAND TOUR

**Main Dwelling** - Entering the property via the main entrance door to the front you are greeted by a particularly spacious entrance hallway with an attractive Amtico flooring throughout the space. There is a wooden bespoke staircase ahead to the first floor bedroom as well as a door to the back garden. Heading to the left of the hallway you will find the stunning main sitting room extending to 23' with an Amtico floor, dual aspect with bay window, double doors to the garden and a brick built fireplace. Also to this end of the house are two ample bedrooms both of which overlook the gardens to the rear. To the right of the hallway you will find the dining room which provides an excellent space for formal dining with a high ceiling, bay window and Amtico flooring. The sizeable kitchen/dining room is found adjacent, flooded with natural light with a triple aspect and doors out to the garden. The well fitted high spec kitchen has been well designed by a local firm and provides a wide array of wall and base level units with solid quartz worktops over. There are integrated appliances including a two low level electric ovens with a warming draw and a five ring induction hob with extractor hob over. There is a dishwasher as well as two full height freezers and one full height fridge. You will find plenty of space for a large breakfast table as well as a glazed over well underfoot. To the rear of the hallway there is are two bathrooms and a large double bedroom overlooking the garden. The first bathroom provides two hand wash basins as well as a w/c and bath. The second fully tiled bathroom is arranged as a shower room with a hand wash basin, w/c and shower with large built in storage cupboard. Heading up to the first floor there is a small landing with storage that provides access to the shower room and the bedroom in opposite directions. The attic style bedroom has an attractive window seat as well as eaves storage. The shower room provides a shower with hand wash basin and w/c as well as access to the walk in eaves storage space behind.

**Annex** - The self contained annexe is found to the side of the main dwelling off the front driveway. A door leads straight into the Annexe kitchen which is currently used as a utility for the main house but is well fitted with a range of wall and base units with rolled edge worktops over as well as space for white goods undercounter and the oil fired boiler specific to the annexe. A door leads through to the ground floor w/c with a door the other side leading into the main reception room. The reception currently houses an array of fitted office furniture making it an ideal space to run a business at home from. The reception space offers double doors out to the garden beyond as well as a door to the hallway with wooden staircase ahead to the first floor and another door to the outside. The first floor benefits from a very sizeable main bedroom which could easily be split into two rooms if required with a triple aspect and eaves storage. The bathroom in the opposite direction provides a double shower, w/c and two hand wash basins as well as further built in storage. Below within the annexe building is the triple garage which could of course be incorporated into the accommodation living space if required (stp). The garage offers power and light as well as storage and electric doors to the front.

#### FIND US

Postcode : NR35 2RA

What3Words : ///exact.watches.thighs

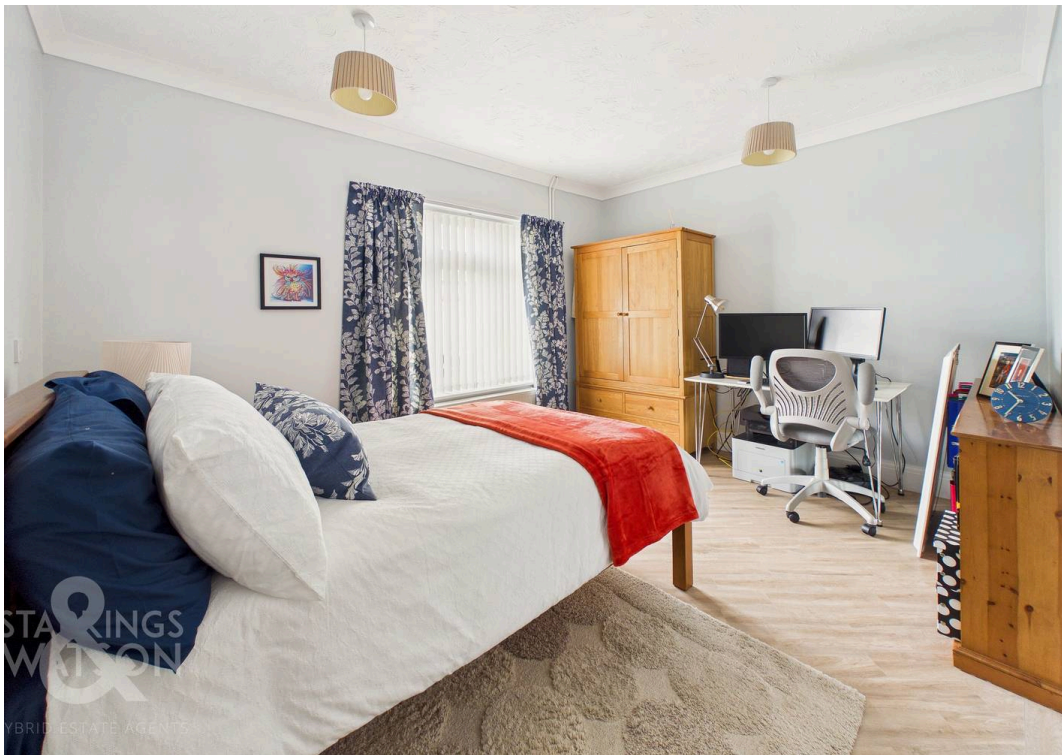
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the property is located behind the village primary school.







## THE GREAT OUTDOORS

The large enclosed garden wraps around the front, side and rear of the property and is well maintained with predominantly lawn. There is a raised brick built planting bed filled with mature shrubs as well as block paved patio ideal for outside dining. There is a brick built fish pond with pump as well as hexagonal summer house with further storage room behind housing the pump for the pond and further storage space beyond. To the rear section there are vegetable planting beds as well as block paving leading around to the annexe and back to the front driveway.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Floor 1 Building 2

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

3648 ft<sup>2</sup>

338.7 m<sup>2</sup>

**Reduced headroom**

223 ft<sup>2</sup>

20.7 m<sup>2</sup>

(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.



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