



WHITE COTTAGE
FREE LANE, DITCHINGHAM, NR35 2DW



Offered with no onward chain, a 3 bed detached property boasting delightful rural views. Believed to date back to the 1800s, the property now requires renovation

Set within a delightful semi-rural setting and surrounded by open countryside, this charming property offers a rare opportunity to create a truly special home. The house is in need of updating and refurbishment, yet provides an excellent canvas for a buyer looking to add their own style and vision while enhancing its original character.

Stepping through the front door, you are welcomed into a central entrance with doors leading to both the kitchen and the sitting room. The sitting room is a particularly appealing space, featuring a triple aspect that fills the room with natural light, along with a characterful fireplace as a focal point. The kitchen also enjoys a double aspect and includes a fireplace, an airing cupboard, and a door leading through to a pantry. From the kitchen, a further door opens into an inner hallway, where the staircase rises to the first floor and access is provided to a second reception room, which benefits from a side-aspect window and offers flexible additional living space.

On the first floor, the

accommodation comprises three well-proportioned double bedrooms, two of which enjoy wonderful views across the surrounding open countryside. Completing the layout is a three-piece family bathroom.

Outside, the property sits within a tranquil and well-established plot that greatly enhances its appeal. The gardens feature a combination of pathways, lawned areas, well-stocked beds and borders, and mature trees, creating a peaceful and private setting. The property also benefits from off-road parking.

SERVICES

Parkray Coal Fired Boiler. Drainage via Septic Tank. Mains Water and Electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band C

AGENTS NOTE

Please note there are remedial works required and any buyer will need to satisfy themselves and a lender if applicable. Similarly, Durrants cannot confirm the septic tank meets regulations and therefore any buyer will need to make their own enquiries.



3



2



1



0.2
acres



14
miles

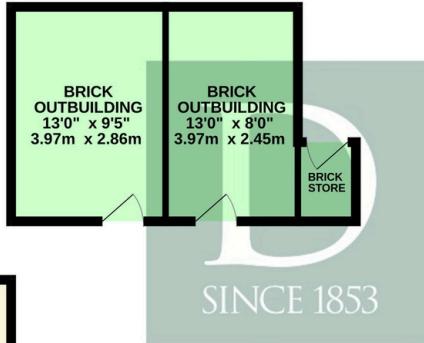
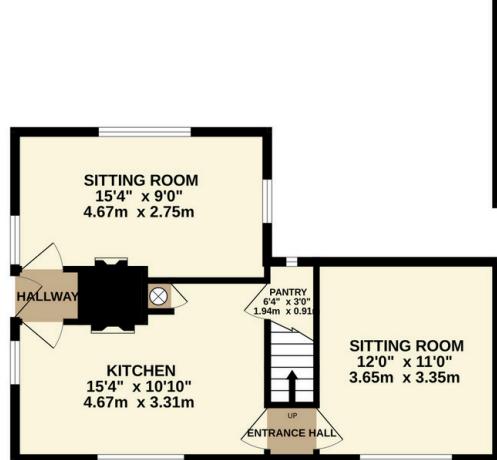


EPC



FLOOR PLAN

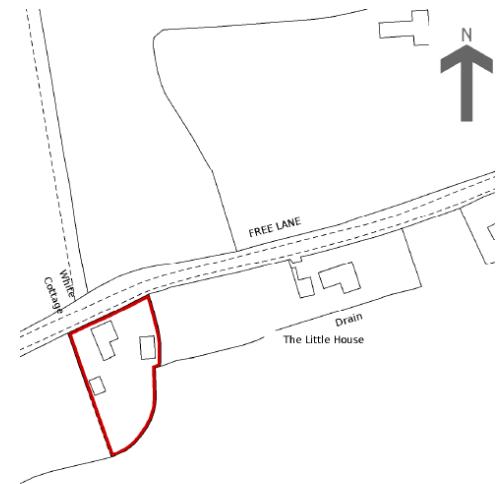
GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



BOUNDARY PLAN



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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