



Clark Road, Ditchingham - NR35 2QQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Clark Road

Ditchingham, Bungay

Nestled in a QUIET CUL-DE-SAC position, this well-presented THREE BEDROOM SEMI DETACHED HOUSE offers an ideal blend of comfort and versatility, with the added benefit of NO ONWARD CHAIN. Boasting a SPACIOUS FOOTPRINT OF ALMOST 900 SQ FT INTERNALLY (stms), the property welcomes you into a bright ENTRANCE HALLWAY leading to the inviting SITTING ROOM, complete with a FEATURE FIREPLACE that creates a warm and welcoming atmosphere. The SEPARATE KITCHEN beyond provides ample storage and preparation space (perfect for family meals or entertaining guests), while a GENEROUS GARDEN ROOM ADDITION at the rear offers a versatile space for dining, relaxation, or a home office/workspace. Upstairs, THREE AMPLE BEDROOMS provide comfortable accommodation for family or guests, complemented by a MODERN FAMILY BATHROOM. The INTEGRAL GARAGE (with potential to convert, subject to planning) and DRIVEWAY PARKING add further convenience, making this home as practical as it is attractive.



Set on a PRIVATE CORNER PLOT, this property is ideal for those seeking a peaceful retreat while remaining within easy reach of local amenities and transport links. The PRIVATE CORNER PLOT GARDENS are mainly laid to lawn (perfect for children to play or for keen gardeners to create their own oasis), with mature borders providing both privacy and year-round interest. A paved patio area offers the ideal spot for alfresco dining or summer barbeques, while gated side access leads round to the front of the property and DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Quiet Cul-De-Sac Position
- Total Footprint Of Almost 900 SQFT Internally (stms)
- Sitting Room With Fireplace & Separate Kitchen
- Generous Garden Room Addition
- Three Ample Bedrooms & Family Bathroom
- Private Corner Plot Gardens & Driveway Parking
- Integral Garage With Potential To Convert (stp)



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

Approached via the cul-de-sac there is hard standing driveway parking to the front for two vehicles which in turn leads to the single integral garage with an electric roller door. The main entrance door is found to the front into the hallway, there is a pathway to the side which leads around to the gate and into the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small hallway with stairs ahead to the first floor. A door leads into the main sitting room with a cosy fireplace housing a woodburner. The kitchen beyond offers a modern range of wall and base level units with rolled edge worktops over. There are integrated appliances including eye level oven and grill with electric hob as well as space and plumbing for white goods. There is a large built in cupboard as well as door into the garden room beyond. The garden is a generous additional space suitable for sitting and dining with a door out to the garden.

Heading up to the first floor landing you will find three ample bedrooms with the largest one offering built in wardrobes. There is also a modern family bathroom with bath and shower over, w/c and hand wash basin.

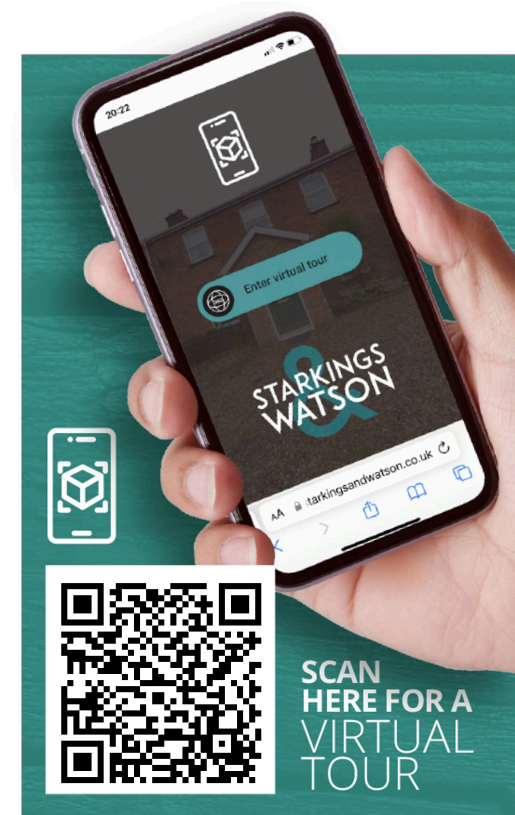
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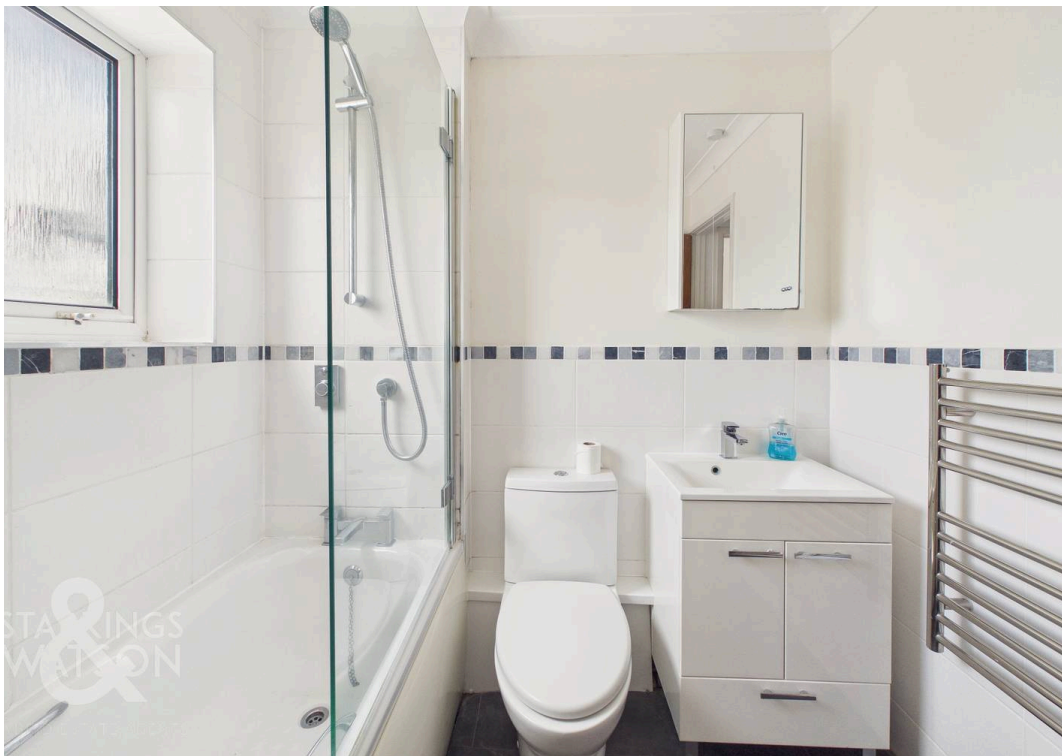
Postcode : NR35 2QQ

What3Words : ///headers.framework.buffoon

VIRTUAL TOUR

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



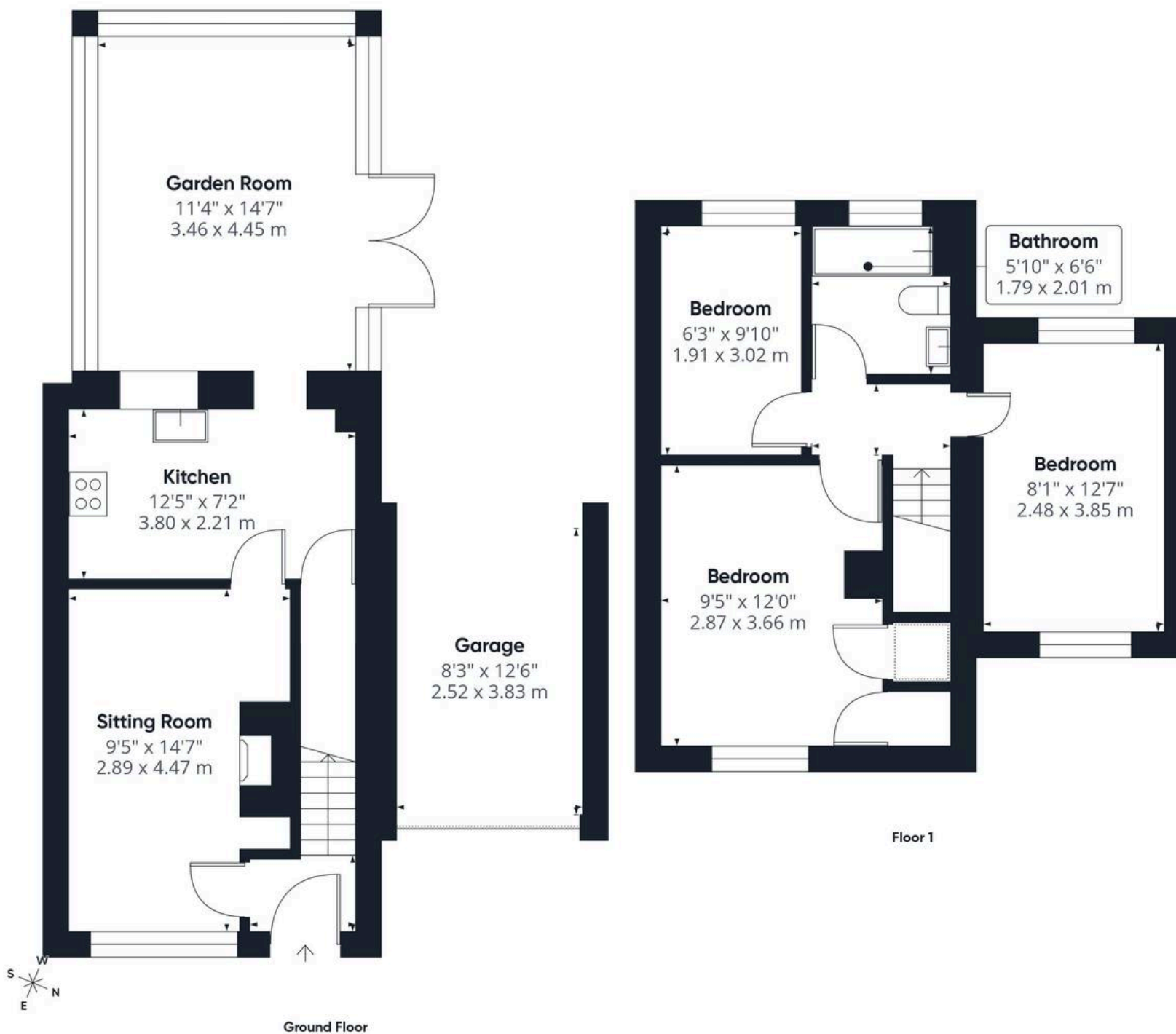




THE GREAT OUTDOORS

The rear garden is fully enclosed with a hard standing patio area and an open aspect to the rear of the garage ideal for conversion (stp). A gate also leads from the garden to the side passage and around to the frontage. The majority of the garden is laid to lawn with mature trees and bushes. There is also a timber storage shed.





Approximate total area⁽¹⁾

893 ft²
83 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.

GIRAFFE360



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