



The Loke, Ditchingham - NR35 2QS



The Loke

Ditchingham, Bungay

Nestled in a quiet cul-de-sac setting within the heart of the village centre, this impressive 2025 BUILT DETACHED BUNGALOW offers the perfect blend of MODERN LIVING and convenience. Boasting AMPLE PARKING space including an EV CAR CHARGER, this property features a state-of-the-art AIR SOURCE UNDERFLOOR HEATING SYSTEM throughout, ensuring warmth and comfort all year round. The contemporary fully fitted WREN KITCHEN is equipped with INTEGRATED APPLIANCES, ideal for culinary enthusiasts, FULLY OPEN PLAN to the main living space which includes WOOD FLOORING and BI-FOLDING DOORS to the garden. Comprising THREE well-proportioned BEDROOMS, the bungalow also includes an EN SUITE shower room, as well as a FAMILY BATHROOM complete with a shower. Step outside and discover the fully landscaped gardens that beckon for outdoor enjoyment, featuring a spacious patio and a LARGE SHED for added storage solutions.

Council Tax band: TBD

Tenure: Freehold



- 2025 Built Detached Bungalow
- Cul-De-Sac Setting in Village Centre
- Ample Parking & EV Car Charger
- Modern Living with Air Source Underfloor Heating
- Fully Fitted Kitchen with Integrated Appliances
- Three Bedrooms
- En Suite Shower Room & Family Bathroom with Shower
- Fully Landscaped Gardens with Patio & Large Shed

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 a shingle driveway offering side by side parking for several vehicles, a planted front raised timber bed can be found with brick-weave pathways running to both sides of the bungalow. An exterior EV charger has been installed whilst the brick-weave pathway and a low level wall running to the main entrance door.



THE GRAND TOUR

Heading inside, the hall entrance is finished with wood flooring and a recessed barrier mat complete with under-floor heating, along with two useful built-in storage cupboards, loft access hatch above and recessed spotlighting. The bedroom accommodation sits towards the front of the bungalow starting with the main bedroom which is finished with fitted carpet and underfloor heating, front facing uPVC double glazed window, built-in double wardrobe and a door to a private en suite. The en suite offers a modern white three piece suite including storage under the hand wash basin, with a double shower cubicle including a twin head thermostatically controlled rainfall shower with tiled splash-backs, heated towel rail and wall mounted backlit vanity mirror. The second bedroom sits adjacent also including fitted carpet with underfloor heating and a built-in double wardrobe. The family bathroom can be found along the hallway complete with a modern white three piece suite with storage under the hand wash basin with a panelled bath including a mixer tap and thermostatically controlled twin head rainfall shower, with eye catching tiled splash-backs, tiled effect flooring, wall mounted vanity mirrors and heated towel rail. The third bedroom offers a range of versatile uses, either is a further reception space or bedroom with a side facing window and fitted carpet underfoot. The main living space is fully open plan comprising an L-shaped sitting, dining and kitchen area, with wood flooring flowing through the main sitting area and tiled flooring to the kitchen - all with underfloor heating. The main living space includes two side facing window for natural light, with a range of aerial points and plug sockets to arrange the room as required, whilst bi-folding doors open up to the garden offering a fantastic backdrop to the living space.

The kitchen offers a U-shaped arrangement of modern high gloss wall and base level units with integrated cooking appliances, including an inset electric ceramic hob with an extractor fan above and built-in eye level electric oven with tiled splash-backs, integrated fridge freezer, washer/dryer and dishwasher.

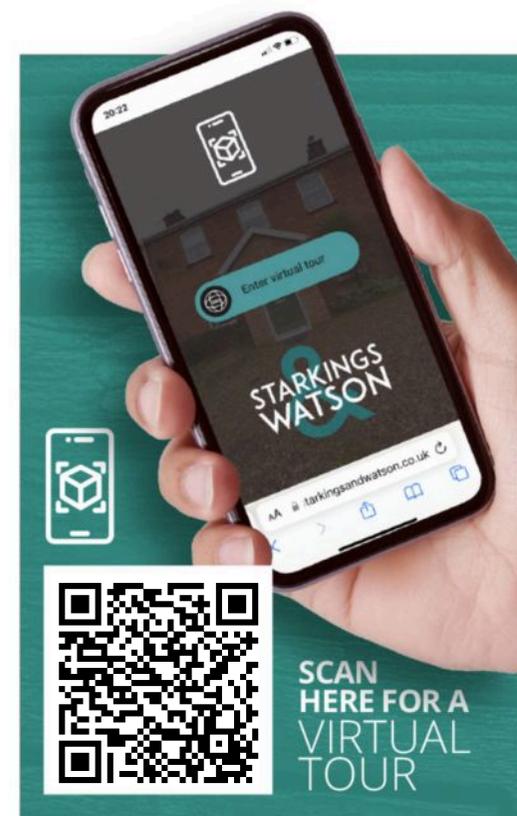
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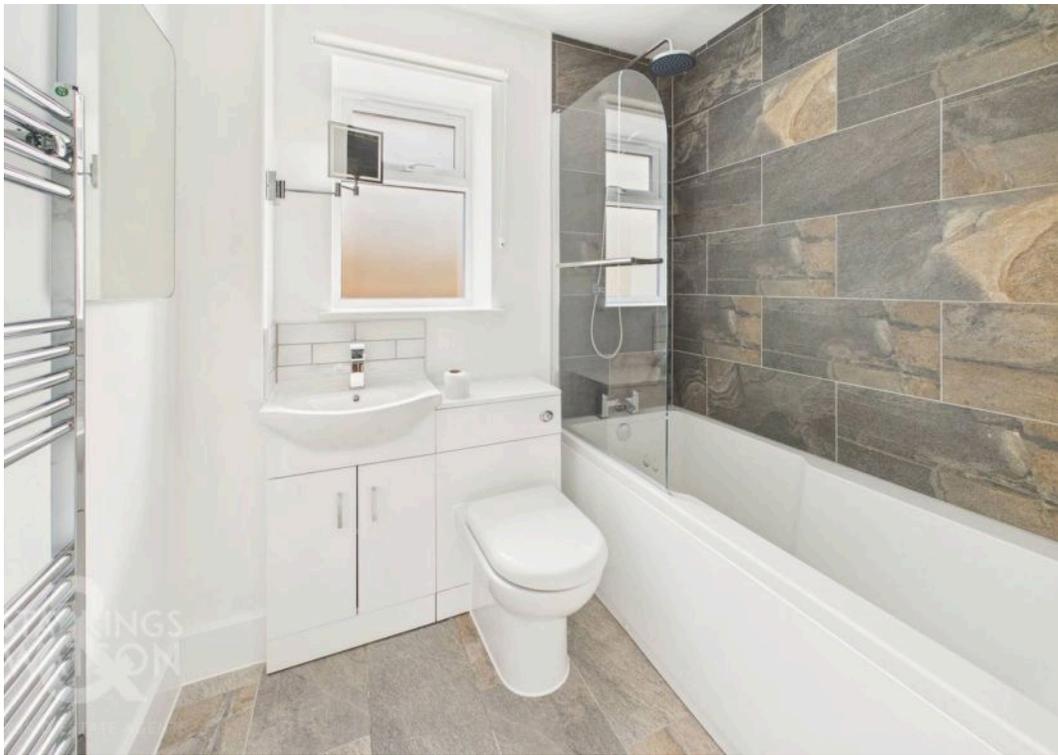
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VIRTUAL TOUR

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

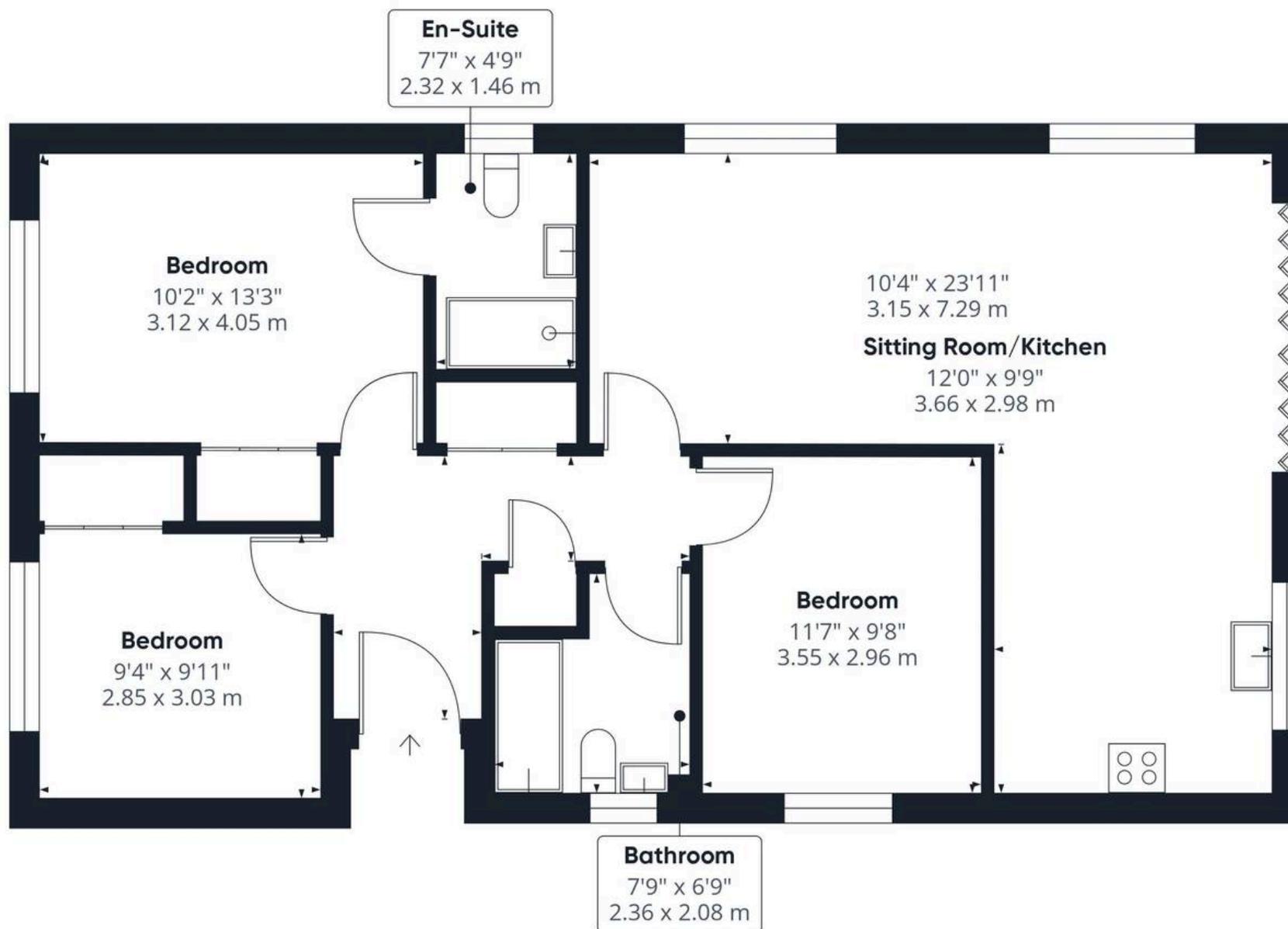




THE GREAT OUTDOORS

The rear garden has been fully landscaped to include a large full width patio with outside lighting, power and water supplies. With a fully enclosed timber fence boundary including a useful timber built storage shed to one corner, the garden is mainly laid to lawn with several feature trees installed, whilst a side access leads to the front driveway and parking area.





Approximate total area⁽¹⁾

911 ft²
84.5 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.

GIRAFFE 360



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