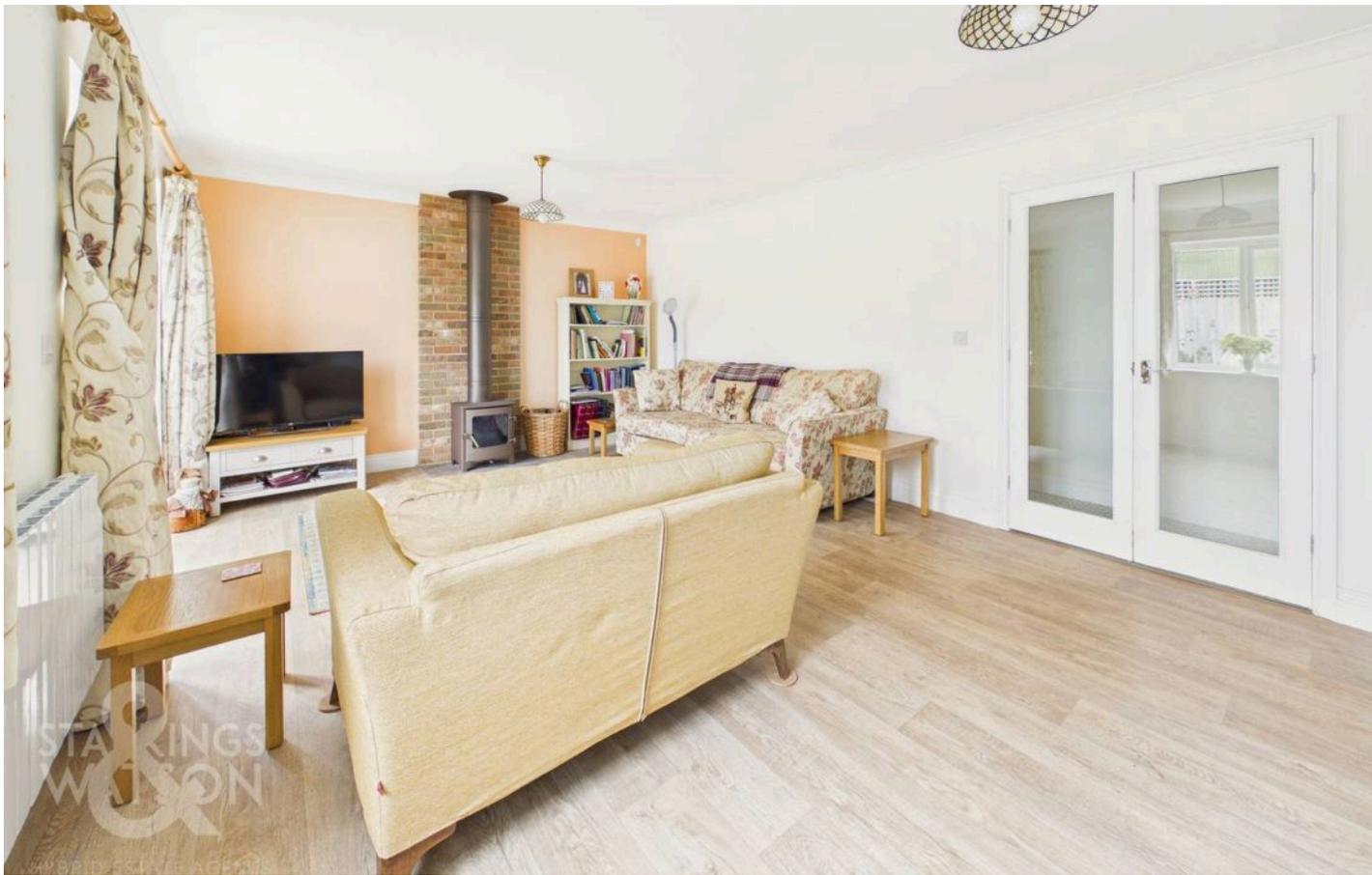




Loddon Road, Ditchingham - NR35 2RA



Loddon Road

Ditchingham, Bungay

This beautifully presented THREE BEDROOM DETACHED BUNGALOW offers a rare opportunity to acquire a heavily UPGRADED & EXTENDED home in an excellent village location with close by amenities and scenic walks. Spanning over 1200 square feet (STMS), the property is in 'TURN KEY' condition and has been thoughtfully enhanced to suit modern living. The spacious entrance hall leads to a STUNNING OPEN PLAN kitchen and dining area, which is fitted with quality appliances and offers a seamless flow for both every-day living and entertaining. A SEPARATE UTILITY ROOM provides further convenience and storage. The impressive 19-foot sitting room features a newly installed WOODBURNER, creating a cosy focal point for relaxing evenings. There are THREE AMPLE BEDROOMS, including a principal suite with en-suite shower room, while the additional family bathroom is finished to a high standard. The property benefits from an 18 SOLAR PANELS with a battery back up system, ensuring energy efficiency and lower running costs.



With DRIVEWAY PARKING and a SINGLE GARAGE, this home is ideal for families or those seeking single-storey living in a peaceful village setting, with countryside walks just moments away. Externally, the bungalow sits on a private, landscaped plot designed for both enjoyment and easy maintenance. The gardens offer a blend of lawn, mature planting, and paved seating areas, perfect for alfresco dining or entertaining guests during the warmer months. Early viewing is highly recommended to fully appreciate the quality and versatility of this excellent home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Bungalow
- Heavily Upgraded & Extended
- Over 1200 SQFT Internally (stms)
- Open Plan Kitchen/Diner & Separate Utility
- 19' Sitting Room With Woodburner
- Three Ample Bedrooms, En-Suite & Family Bathroom
- Private Landscaped Plot, Single Garage & Driveway Parking
- Array Of Solar Panels With Battery Back Up System



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. There is an active village hall too. 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 roadside there is double gated driveway access onto the hard standing driveway providing parking for three vehicles. This leads to the single garage which is integral to the bungalow. To the front there is a lawn as well as planting and raised beds with gated access from the front to the rear garden. The main entrance door can be found to the front leading into the porch entrance.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front, there is a very useful porch entrance with a door into the welcoming hallway. To the left of the hallway is a large storage cupboard formerly a separate w/c which could easily be returned as such if required. The kitchen/dining room can be found straight ahead with attractive wood flooring and a range of shaker style wall and base level units as well as space for a double range style oven and hob with extractor fan over. There is a ceramic butler style sink and integrated dishwasher as well as space for fridge/freezer. There is space for the dining table and a door leading out to the rear garden as well as a door into the separate utility. The utility room offers an extension of the storage units with space and plumbing for various white goods. There is a door to the rear garden as well as a door to the integral garage which has electricity and plumbing for a potential washing machine. Off the hallway is the rest of the accommodation with the main sitting room first. The sitting room measure 19' with double doors to the rear garden as well as a newly installed woodburner and tiled hearth creating a cosy ambiance. The family bathroom adjacent has been re-fitted with a bath and shower over as well as w/c and hand wash basin.

The smallest third bedroom is still a generous size with double wardrobes. There are two bedrooms to the front of the bungalow both of which are generous doubles with one currently used as an office which also houses a large set of fitted shelves which will remain as part of the sale. The main bedroom adjacent is a lovely bright room with en-suite shower room which has again been re-fitted with double shower, w/c and hand wash basin.

FIND US

Postcode : NR35 2RA

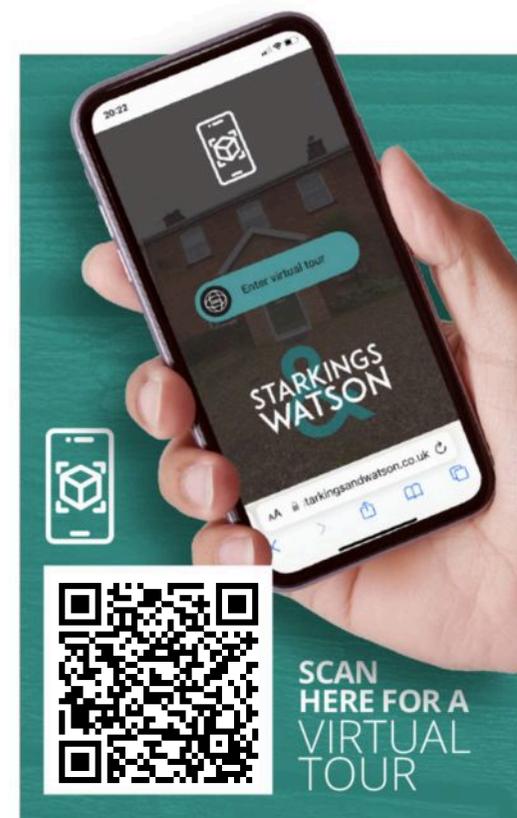
What3Words : ///lemons.flashback.playful

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is 18 solar panels to both front facing roofs with the benefits of a battery back up system generating a healthy income. The current homeowners sell their electricity back to the grid which greatly reduces their yearly bill, subject to usage.







THE GREAT OUTDOORS

To the rear the bungalow sits on a private, landscaped plot designed for both enjoyment and easy maintenance. The gardens offer a blend of lawn, mature planting with raised planting beds, and paved seating areas, perfect for alfresco dining or entertaining guests during the warmer months. A secure boundary ensures a good deal of privacy, while the thoughtful planting scheme provides year-round interest and colour. There is also paving and a place for a substantial conservatory as well as rear access into the utility and to the kitchen. There is side access on both sides of the bungalow leading to the frontage.





Approximate total area⁽¹⁾

1229 ft²
114.2 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.