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*Tunneys Lane,*  
Ditchingham, Suffolk

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ESTATE AGENTS



Remodelled and renovated by the current owners to a superb standard throughout, we are delighted to offer to market this spacious, detached, three-bedroom bungalow, enjoying a plot extending to 0.3 Acres (stms) nestled amongst the South Norfolk Countryside, yet within an easy walk of Ditchingham Village and Broome Heath, a very popular dog walking area. The attention to detail throughout the superbly appointed accommodation offers a generous living room, vast kitchen dining room designed around modern family life and entertaining, garden room, utility room, three bedrooms and two shower rooms. Outside the third of an acre plot provides ample parking whilst the outside space is a blank canvas for a new owner to enjoy and create their own take on a garden.

**Accommodation comprises briefly:**

- Entrance Hall • Inner Hallway • Living Room
- Family Kitchen Dining Room • Garden Room
- Utility Room • Shower Room #1 • Master Bedroom
- Two Further Bedrooms • Shower Room #2
- Generous Front & Rear Gardens
- Extensive Driveway & Parking

**Property**

Stepping past the fresh facade of this attractive bungalow, we enter the property via the reception hall, where the feeling of space and standard of finish created by the current owners is instantly apparent. Light fills the hall, which is a theme that runs throughout the home. Timber effect flooring flows from here into the main hall and kitchen dining room, bringing continuity to the finish as we lead through. The inner hall leads to all of the main accommodation. To the left double doors open to the living room, this spacious room is filled with light from three windows that take in the view of the garden. A stand alone wood burner offers a cosy and attractive focal point to the space. Across the hall we step into the kitchen dining room, where the attention to detail in not only the layout but the standard of finish is at its best. This vast room has been designed around modern family living and entertaining alike. An extensive range of modern units are set against contrasting work surfaces and creates a central breakfast bar perfect for informal dining, whilst the space extends open plan into the dining room, where a full height picture window enjoys the garden views. Over the sink, another window looks onto the garden and roof lights above pour natural light into the space. The kitchen is fitted with a full range of appliances and offers additional space for soft furnishings if desired. From here, we step through the rear hall and pass the utility room and second shower room before stepping out to the garden room. This superb additional space provides a further reception room offering the perfect spot to enjoy the garden throughout the year. French doors from here lead out to the garden. Returning to the main hallway, we find our three bedrooms and family shower room set to the rear of the bungalow. The master bedroom enjoys a fitted wardrobe and takes in the garden and paddock views beyond. The family shower room echoes the modern finish throughout and boasts a double-width walk-in shower, floating basin and w/c. Passing the shower room, we find bedroom three overlooking the gardens, whilst at the head of the hall, bedroom two offers another fine double room with a window looking to the side aspect. These two rooms again enjoy fitted wardrobes.













## Outside

Approaching the property from Tunneys Lane we are welcomed into the grounds via the shingle driveway which leads us past the extensive front lawn to the front of the house. Here we find an ample parking & turning area with the front garden mainly laid to lawn framed with a post and rail fence and established hedging. This space would ideally lend itself to the erection of a cart lodge or garage (stpp) should a new owner desire. Access to both sides of the bungalow lead to the rear gardens. At the rear we find a delightful space framed with established hedging. From the garden room, French doors open the patio which provides the perfect spot for summer entertaining, while the main of the garden is laid to lawn with a variety of raised beds. At the foot of the space an extensive nature garden area enjoys the paddocks beyond as a delightful backdrop.

## Location

This stunning home enjoys a superb rural position yet within walking distance of the park, primary school, village green, convenience store, public house and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property also falls into the Hobart High School & Langley School catchment area. Bungay lies under a mile away within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films too) and leisure facilities including indoor swimming pool and golf club. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away as is the Cathedral City of Norwich for which there is an hourly bus service from the village.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Mains heating, electricity and water. Private drainage.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2RQ

What3Words: ///butternut.memory.self

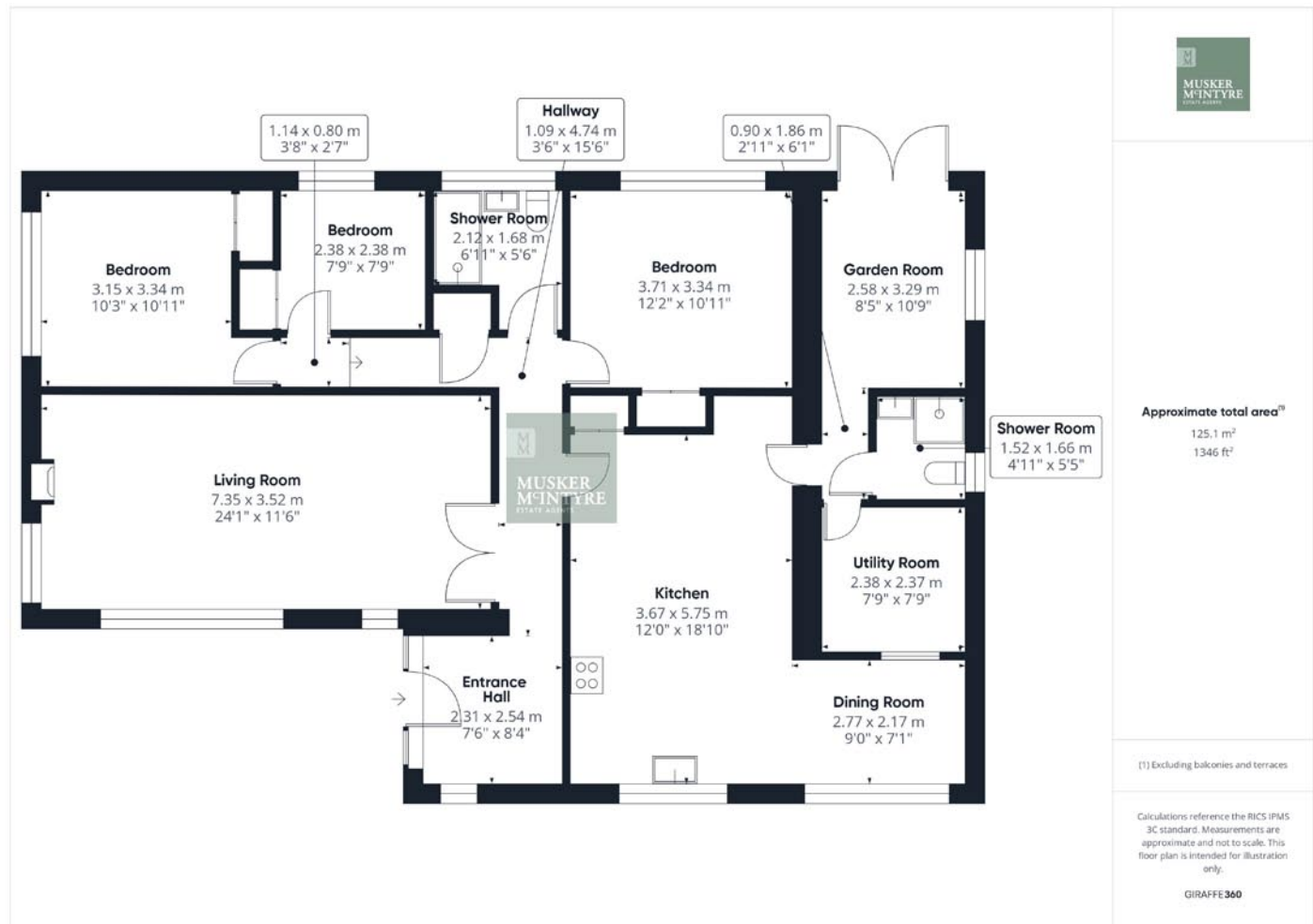
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £495,000**



To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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