



Norwich Road, Ditchingham - NR35 2JL

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Norwich Road

Ditchingham, Bungay

NO CHAIN! Introducing this unique DETACHED BUNGALOW set on a generous plot with picturesque fields beyond. Situated on the Norwich Road in DITCHINGHAM, this property offers plenty of potential. With no chain involved, this bungalow presents a rare opportunity for those seeking a project to make their own mark whether that be for the internal or external space. Boasting almost 1000 sqft internally (stms), this home comprises a cosy sitting room with a fireplace ideal for unwinding after a long day, and a spacious kitchen/diner perfect for family meals and entertaining guests. THREE BEDROOMS offer ample accommodation for a growing family, complemented by a well-appointed family bathroom. The property also presents incredible potential for extension and development (subject to planning), providing the chance to create a bespoke living space tailored to your needs. Outside, the expansive grounds offer plenty of DRIVEWAY PARKING and outbuildings, enhancing the property's appeal with additional storage space and room for potential further development.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Generous Plot Backing Onto Fields
- Bungalow Requiring Renovation
- Almost 1000 SQFT Internally (stms)
- Sitting Room & Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Huge Potential For Extension and Development (stp)
- Plenty Of Driveway Parking & Outbuildings

Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op supermarket, two newsagents, fishmongers, post office, hardware store, cafe by the river and a choice of fast-food outlets. In addition, there is a doctors' surgery, dentist, library, opticians and bank, together with a good bus service to Norwich and beyond.



SETTING THE SCENE

Approached via the Norwich road in Ditchingham you will find a driveway with five bar gate providing parking for numerous vehicles as well as access to the various timber built outbuildings. From the driveway there is access to the rear of the bungalow and the rear garden. The bungalow can also be accessed from the road side via a pedestrian gate with a pathway leading to the main entrance door to the front.

THE GRAND TOUR

Entering the bungalow from the main entrance door to the front you will find a front reception or bedroom depending on preference, this room offers a dual aspect as well as fireplace and is currently open to the hallway. The hall provides access to all further rooms beyond. To the front of the bungalow there is a large bedroom with a bay frontage as well as fitted wardrobes. Adjacent is the main bathroom with bath, w/c and hand wash basin. The second bedroom can be found opposite overlooking the side. The sitting room is located to the rear of the bungalow overlooking the gardens beyond with a fireplace and a door to the garden also. The final room is the kitchen/diner located to the rear of the bungalow with an access out to the garden. The kitchen offers a range of wall and base level units with rolled edge worktops over as well as eye level oven and electric hob. There is also space for all other white goods tucked up the corner as well as plenty of space for a dining table. You will also find built in airing cupboard and storage cupboard.

FIND US

Postcode : NR35 2JL

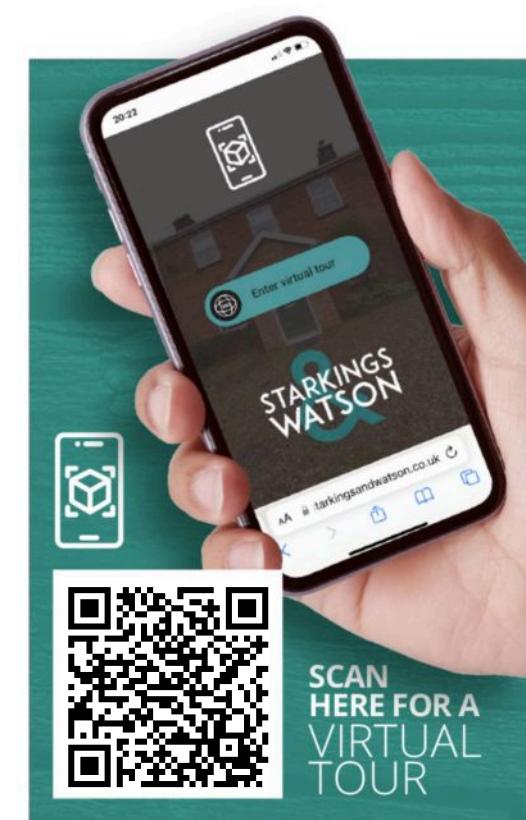
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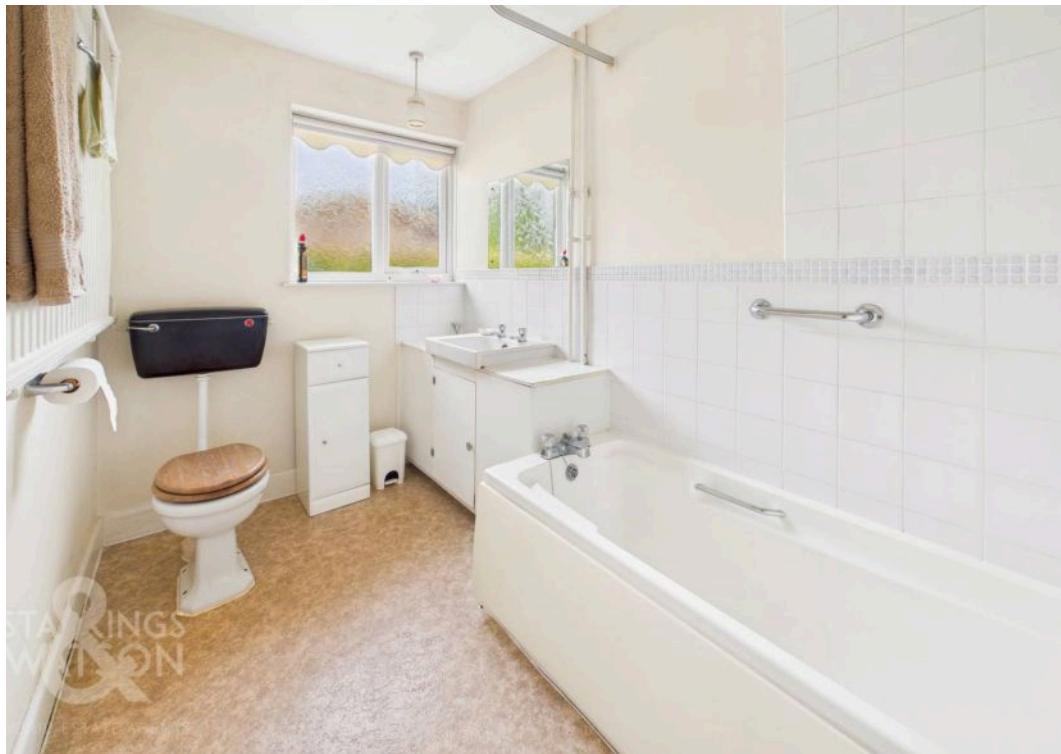
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property and land is currently under three separate titles which we have been advised will be combined upon successful sale during the conveyancing. The property has mains electricity, water and drainage connected. There is currently no central heating.



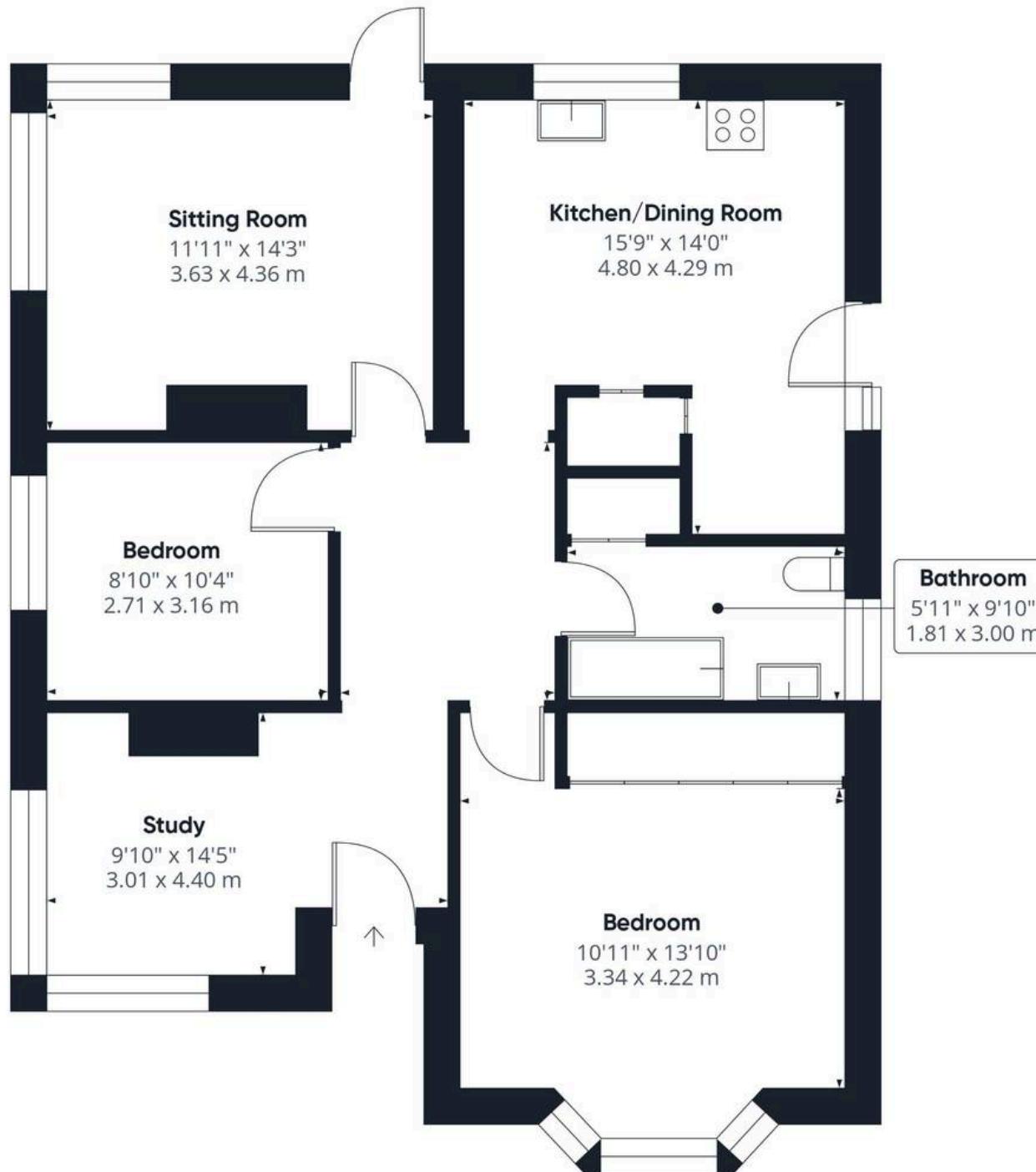




THE GREAT OUTDOORS

To the front of bungalow there is an enclosed front garden laid to lawn with mature trees and hedging. A pathway leads down the side of the bungalow to the rear garden where you will find areas of lawn, paving and a possible vegetable plot also. Beyond is part of the neighbours garden with fields beyond and to the side. The garden to the rear also has access to the side driveway where a considerable space can be found with plenty of parking and timber outbuildings.





Approximate total area⁽¹⁾

916 ft²

85.1 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.



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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 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.