



Loddon Road, Ditchingham - NR35 2RA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Loddon Road

Ditchingham, Bungay

Welcome to this MODERN SEMI-DETACHED BUNGALOW, ideally positioned in a TUCKED AWAY VILLAGE CENTRE LOCATION that combines privacy with convenience. Step inside to discover an IMPRESSIVE 27' EXTENDED SITTING/DINING ROOM, beautifully designed for both relaxation and entertaining, with double doors that open directly onto the garden (creating a seamless indoor-outdoor flow). The SEPARATE MODERN KITCHEN is fully fitted, offering ample storage and workspace for keen cooks. There are TWO DOUBLE BEDROOMS, each generously sized and filled with natural light, alongside a CONTEMPORARY FAMILY BATHROOM and an additional W/C for added practicality. The property is equipped with SOLAR PANELS and AIR SOURCE HEATING/AIR CONDITIONING as well as UNDERFLOOR OIL FIRED CENTRAL HEATING, ensuring year-round comfort and energy efficiency. A welcoming entrance hall leads through the home as well as an attractive wood flooring, whilst DRIVEWAY PARKING to the front provides space for MULTIPLE VEHICLES (ideal for families or visiting guests).



This bungalow offers a superb blend of spaciousness, versatility, and modern convenience, perfectly suited to a range of lifestyles. The rear garden has a shed, and is a good size with a sunny southerly aspect providing enjoyment all year round.

Council Tax band: B

Tenure: Freehold

- Modern Semi-Detached Bungalow
- Tucked Away Village Centre Location
- Extended 27' Sitting/Dining Room Opening Onto The Garden
- Separate Modern Kitchen
- Two Double Bedrooms, Family Bathroom & Extra W/C
- Private, South Facing Enclosed Rear Gardens With Shed
- Driveway Parking To Front For Multiple Vehicles
- Solar Panels & Air Source Heating/Air Conditioning

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

Approached off the Loddon Road in the heart of Ditchingham, the bungalow is accessed via a private road shared with the neighbours which in turn leads to the off road parking to the front for multiple vehicles. Gated access leads from the frontage to the rear garden as well as the main entrance door door found to the front with level access off the driveway.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with wood flooring and a fitted cupboard. Either side of the hallway there are the two bedrooms with the largest room benefitting from fitted wardrobes and the same wood flooring. The modern kitchen can be found straight ahead with internal doors leading into the extended living space. The kitchen offers a range of fitted wall and base level units with integrated appliances including a fridge/freezer, dishwasher, double oven/grill and electric hob. There is also space for a washing machine under counter. Accessed off the hallway and the kitchen you will find the impressive extended sitting and dining room flooded with natural light. There are clearly defined spaces for both sitting and dining as well as double doors out to the garden. Off the living space is the second w/c completing the accommodation internally.

FIND US

Postcode : NR35 2RA

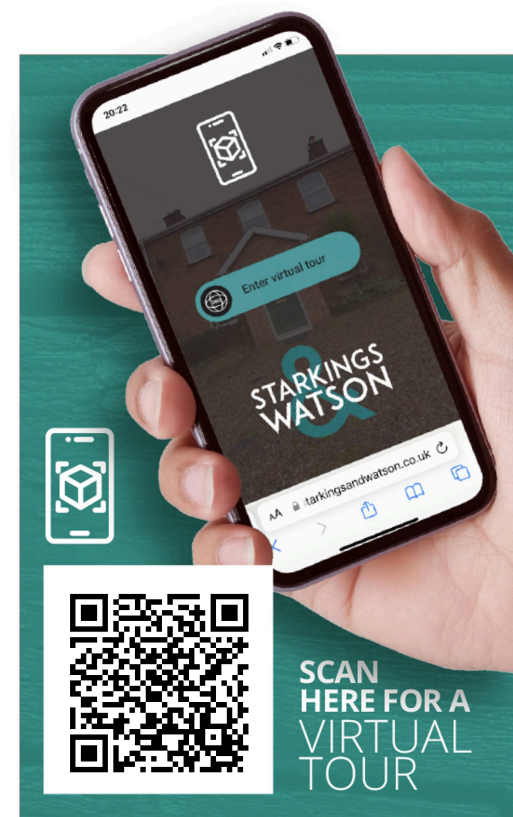
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VIRTUAL TOUR

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

AGENTS NOTE

The property is connected to mains water, electricity with oil central heating. Underfloor heating is found to the bungalow except in the sitting room and the additional WC. The sitting room and WC are heated via an air source heat pump which provides hot and cold heating. The property benefits from 8 solar panels which are owned outright.

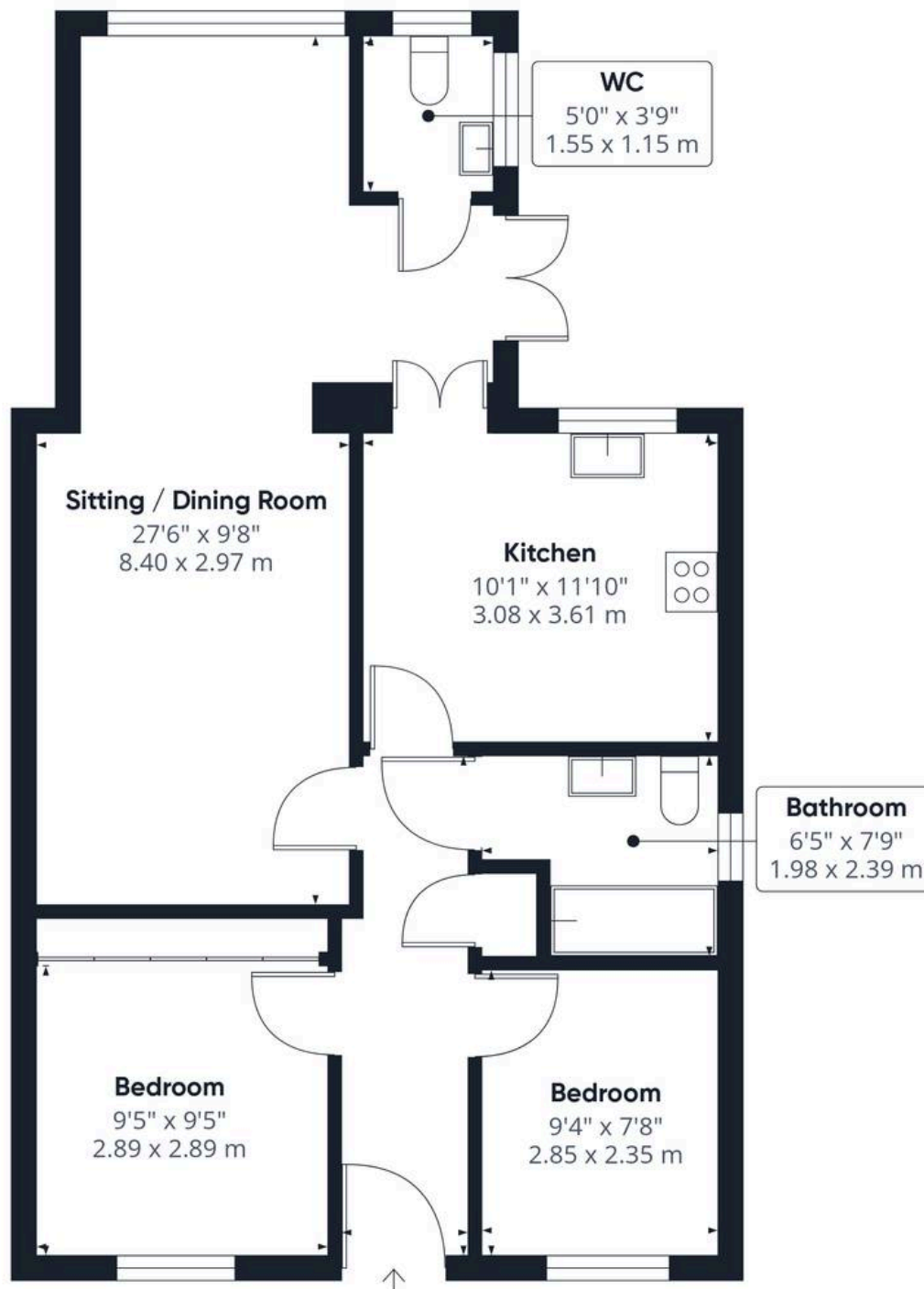




THE GREAT OUTDOORS

The enclosed rear garden really is your own private haven. Offering a good degree of privacy and enjoying a sunny southerly aspect, making this garden perfect for those who love the outdoors. The manageable size is sure to appeal to many and the colourful planting creates a tranquil escape from busy everyday life. There is a pleasant paved patio, large shed as well as lawned areas also. Timber fencing encloses the garden with a side gate providing front to rear access.





Approximate total area⁽¹⁾

718 ft²
66.9 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.