

Loddon Road, Ditchingham,

Bungay, Suffolk.

MUSKER McINTYRE
ESTATE AGENTS

Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles

A fantastic opportunity to purchase this charming detached bungalow occupying a quiet yet central position within the popular village of Ditchingham. The property offers excellently appointed accommodation boasting two double bedrooms, two receptions rooms and a newly fitted kitchen breakfast room. Outside the generous plot sets the property away from the road and provides a well landscaped frontage with ample off road parking. To the rear the garden is again of superb proportions and framed by a charming brick and flint wall. Early viewing is advised

Accommodation comprises briefly:
Entrance Hall
Sitting Room
Kitchen Breakfast Room
Dining Room
Sun Room / Utility
Master Bedroom
Bedroom Two (Double)
Bathroom
Cloakroom



75 Loddon Road, Ditchingham, Bungay.

The Property

Stepping through the front door we are welcomed by the generous entrance hall which is complemented by stunning Herringbone parquet flooring. A range of all essential storage cupboards feature in the hall and light floods in through the glazed front door, a theme that continues through this particularly airy property. To our left a door open to sitting room where light from two aspects fills the room and reflects off the timber flooring. An open fireplace provides a focal point to this charming reception room. Across the hall we find our master bedroom which enjoys a view over the front gardens, this generous double room benefits from an in-built wardrobe providing our storage solution. Stepping along the hall we pass the bathroom and cloakroom which are fitted with the expected sanitary wares and enter the second double bedroom. The second bedroom again benefits from an in-built wardrobe whilst enjoying the views to the rear. Stepping across the hall we enter our kitchen breakfast room. This fantastic space has been recently refitted with a contemporary range of kitchen units set below contrasting work surface. Windows to both the side and rear fill the room with light and storage is a plenty in the walk in pantry and generous airing cupboard. Passing through the rear lobby we find our dining room which would comfortably serve as a third bedroom if required. This generous space looks out to the rear gardens. Completing the accommodation is our sun room which provides the perfect spot to enjoy a sheltered view of the garden. A work surface is in place with under counter space for a tumble dryer and second appliance of your choice.







Outside

Approaching from the road double gates open to the property providing vehicular access which leads to the extensive driveway which continues to the side of the bungalow and provides access to the garage situated at the rear. The front garden is of excellent proportions and has been carefully landscaped to provide a range of established trees and shrubs set within the lawn. A range of planted beds are coming into bloom and path leads to the front entrance door. Access is possible to both sides of the property which leads to the rear. Following the drive way the charming brick and flint wall which frames the rear garden is seen between the well manicured hedging. The rear garden is of a generous size and has been rotavated ready for turfing but had previously served as well stocked fruit and veg plot. Two large timber sheds are in situ along with generous glass 'greenhouse'. A patio area sits directly to the rear of the bungalow adjacent to a small lawn. Access at the rear enters via the Sun Room.



Location

The property occupies a quiet yet central position with Ditchingham Village. The park, primary school, village green, convenience store, public house and Broome Heath are all within an easy walk from the property. The bungalow also falls into the Hobart High School catchment area. Bungay lies 1.2 miles 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) 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.









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

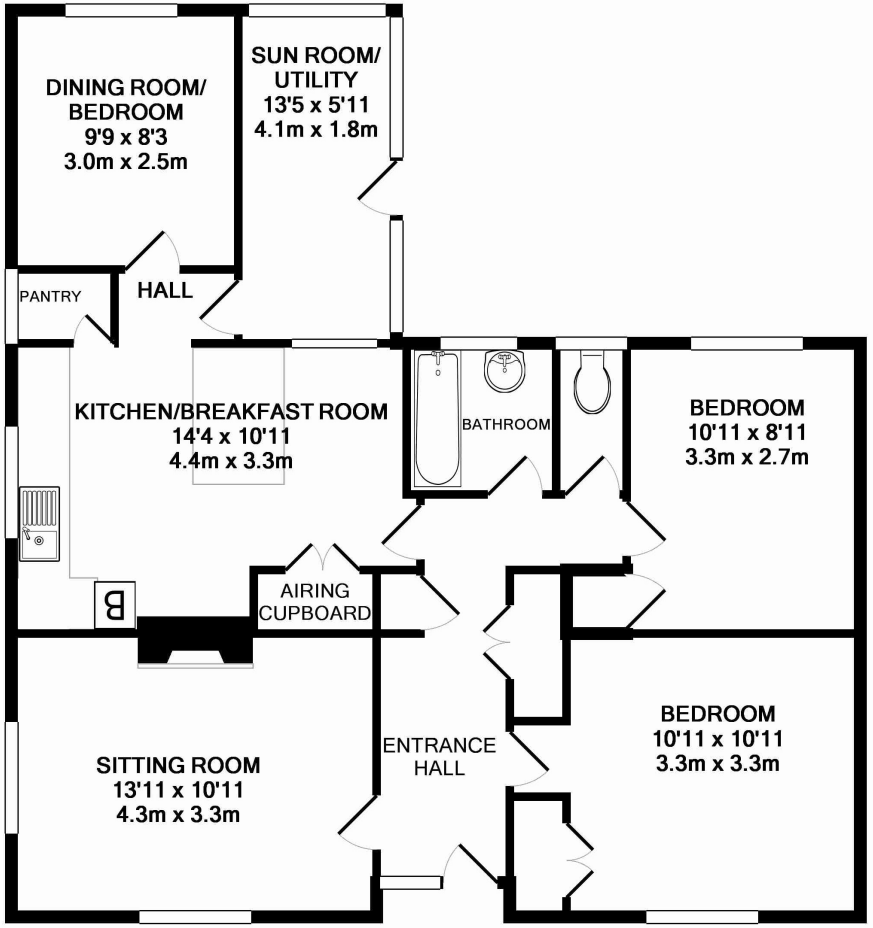
Services
Oil Fired Central Heating
Mains Water
Mains Electricity
Mains Drainage

Local Authority:
South Norfolk Council
Council Tax Band: C
Energy Performance Rating: TBA
Postal Code: NR35 2RA

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: £250,000



TOTAL APPROX. FLOOR AREA 882 SQ.FT. (82.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2016

To arrange a viewing, or for additional information please call 01986 888160

OFFICES THROUGHOUT SUFFOLK & NORFOLK
www.muskermcintyre.co.uk

A member of OnTheMarket.com

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.

Norwich City Centre	01603 859343
Diss	01379 644822
Beccles	01502 710180
Bury St Edmunds	01284 848454
Loddon	01508 521110
Halesworth	01986 888205
Saxmundham	01728 888117
Harleston	01379 882535

Bungay Residential Sales
3 Earsham Street
Bungay
Suffolk
Tel. 01986 888160
bungay@muskermcintyre.co.uk