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Clark Road,
Ditchingham, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS



A beautifully presented and considerably extended semi detached house, situated in this cul-de-sac location in the village of Ditchingham and having the benefit of Solar panels which make the property energy efficient.

Clark Road, Ditchingham

Accommodation comprises briefly:-

- Entrance hall
- Spacious dining room
- Sitting room
- Kitchen
- Three bedrooms
- Bedroom four/play room
- Bathroom
- Oil central heating
- Fully double glazed
- Garage and parking
- Enclosed rear garden



The Property

This extended and recently decorated property has an entrance hall with staircase off to first floor and a door leading into a spacious dining room with French doors out to garden, an under stair storage cupboard and access into a fully fitted kitchen with matching base and wall units, ceramic hob with extractor over and oven/grill under, space and plumbing for washing machine and a uPVC door to garden. A spacious sitting room can be found to the rear of the property and has a fitted multi fuel burning stove, uPVC windows and French doors out to and overlooking rear garden.

On the first floor there are three bedrooms a fourth bedroom/play room (with restricted door and ceiling height) and a family bathroom with white suite comprising shower bath with shower over, low level WC and wash basin.





Outside

To the front there is a brick paved driveway with parking for two cars and leads to a single garage with power and lighting connected. A side gate opens into a large rear garden with newly paved patio area, lawned garden with borders with shrubs and plants, a children's play area with chippings and a good size timber workshop with double doors.

Location

The property is within walking distance of the park, primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature. The property 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating.
Mains water, electricity and drainage.
Energy Rating: TBC

Local Authority:

South Norfolk District Council
Tax Band: B
Postcode: NR35 2QQ

Tenure

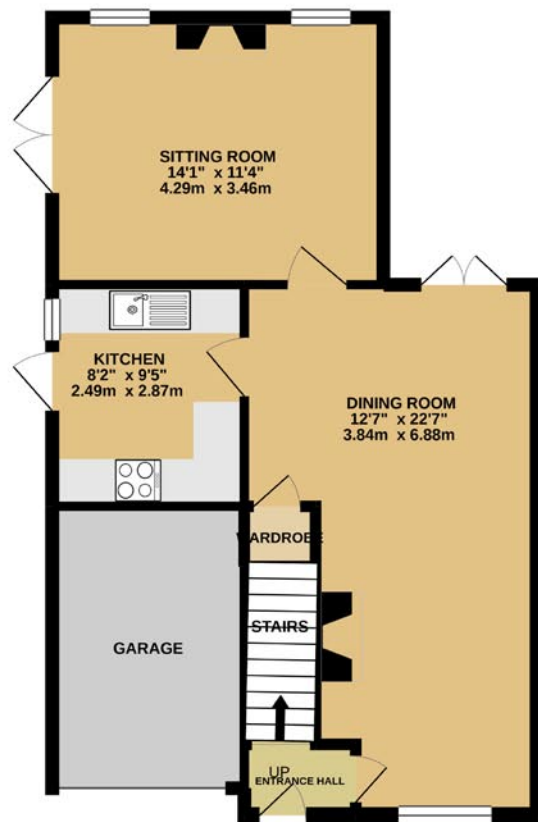
Vacant possession of the freehold will be given upon completion.

Agents' Note

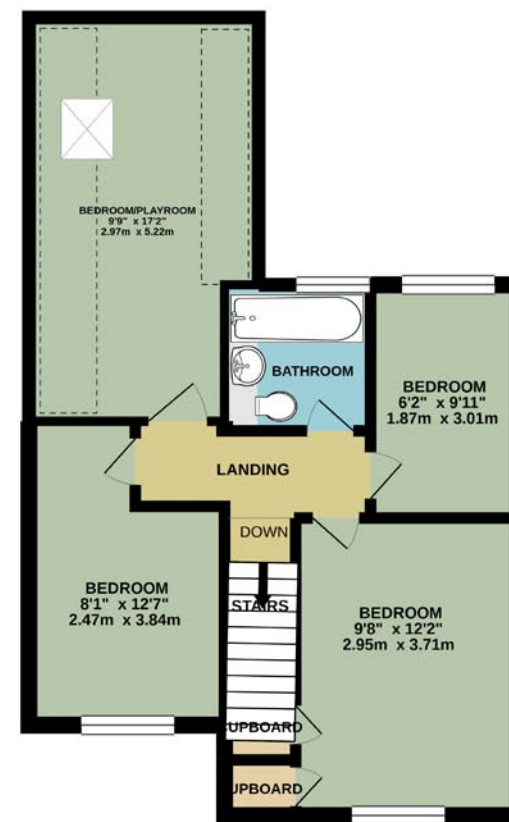
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £250,000

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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