



*Station Road, Ditchingham,  
Bungay*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles - 5.1 miles  
Halesworth - 9.1 miles  
Norwich - 15.2 miles  
Southwold - 16.6 miles

An exciting opportunity to purchase this charming three double bedroom, bay fronted family home. The property boasts generous accommodation coupled with much of the original character of this 1930's home. Internally the two reception rooms provide the perfect space for family living and entertaining alike whilst the spacious kitchen leads to our utility and ground floor lavatory. On the first floor the large landing leads to our three double bedrooms and family bathroom. Outside ample parking is found to the front whilst at the rear a large garden opens to additional parcel of land acquired by the current owners and set to an established kitchen garden and further seating area where we enjoy views of the paddocks behind. Early viewing is essential.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Main Bedroom
- Two Further Double Bedrooms
- Generous Rear Gardens
- Ample Off Road Parking



*Station Road, Ditchingham.*

### **The Property**

Entering this charming home we step under the tiled storm porch before being welcomed into the hallway. A stunning dog leg staircase rises to the first floor with a large storage cupboard below whilst doors open to both the sitting room and dining room where the timber effect flooring continues from the hall. Entering the sitting room our eye is drawn to the fireplace and large bay window which fills this generous room with natural light. Back in the hall we enter the dining room where again space and light are the theme, a second fireplace offers a charming focal point to the room whilst a large window looks over the patio and enjoys a view of the exceptional rear garden, a door from here opens to the kitchen making an ideal space to entertain between the two rooms. Tiled flooring lines the kitchen and contrasts against a range of light wood effect units, space is made for the oven, fridge freezer and dishwasher whilst a most attractive ceramic sink is set below the window. A door opens to the rear where we find the large utility room. The utility enjoys a further range of kitchen units which allow space for our laundry appliances, a large pantry style cupboard features. A window looks over the rear garden and a sink is set below. Heading out to the patio we pass the ground floor cloakroom. Back in the hall we climb the attractive staircase to the first floor landing, here doors open to all of the rooms and a window fills the landing with light. To the front we find the main bedroom, this is the first of three large double rooms and enjoys a view to the front aspect, along the landing we find the two further bedrooms both looking over the garden and paddocks beyond. On the landing we find the airing cupboard and two large store cupboards before stepping into the bathroom. A modern white suite offers a bath and separate shower cubicle, wash basin and w/c. This completes the accommodation.



## Outside

Approaching the property from Station Road we are welcomed by an extensive gravel driveway which offers ample parking and turning whilst a low lying boundary wall frames the flower beds which are filled with established shrubs. A path leads to the side of the property where we find gated access to the generous rear gardens. The rear gardens boasts an attractive patio that leads from the rear of the house providing the perfect seating area to enjoy the south westerly aspect. The patio opens to the main garden which is laid to lawn framed by flower beds and enclosed to both sides by timber fences. To the rear we pass through a small spinney where a gate opens to an additional plot of land which offers an established kitchen garden, space for a large timber shed and additional seating area where we enjoy a view of the paddocks behind.



**Location**  
The property is situated on the edge of the village yet within easy 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 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 and the Cathedral City of Norwich 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

Night Storage Heating  
Mains Water  
Mains Electricity  
Mains Drainage

### Local Authority:

South Norfolk Council

Council Tax Band: C

Energy Performance Rating: TBA

Postal Code: NR35 2QW

### Tenure

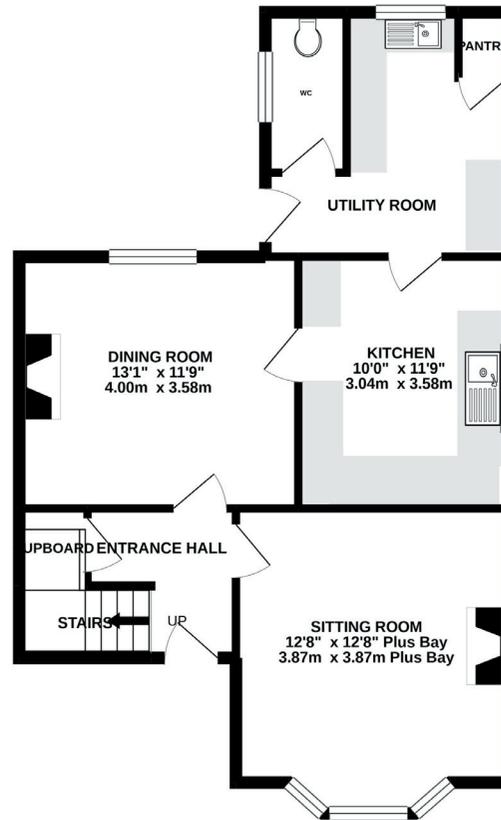
Vacant possession of the freehold will be given upon completion.

### Agents' Note

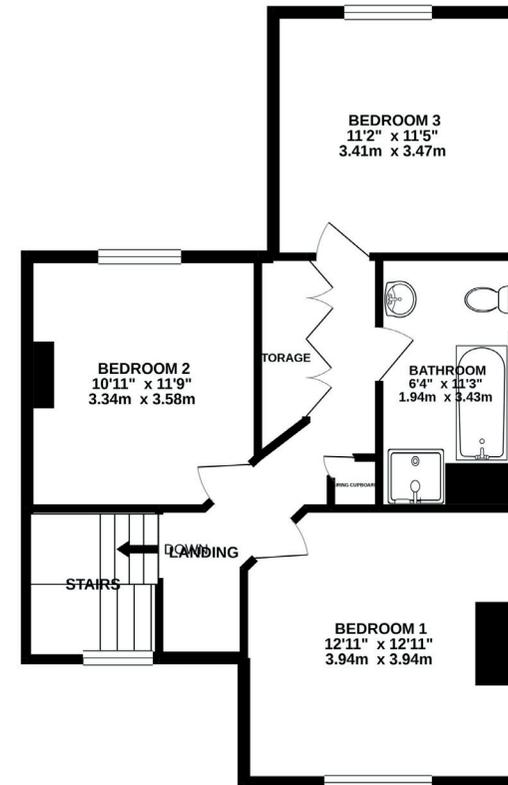
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £295,000**

GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 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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To arrange a viewing, or for additional information please call 01986 888160

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