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*Waveney Road,
Ditchingham, Suffolk*

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Situated on the edge of the popular village of Ditchingham we are delighted to offer this deceptively spacious three bedroom detached bungalow set on a generous corner plot. Externally the property offers extensive off road parking, garage & workshop and superbly proportioned south facing gardens. Internally we find a generous open plan sitting and dining room which leads into the kitchen. A lobby area opens to the conservatory whilst three bedrooms and a bathroom feature. The property is offered with no onward chain and is in need of a full cosmetic refurbishment.

Accommodation comprises briefly:

- Entrance Hall
- Open Plan Sitting & Dining Room
- Kitchen
- Conservatory
- Master Bedroom
- Two Further Bedrooms
- Bathroom
- Garage & Workshop
- Generous Plot
- South Facing Rear Gardens

The Property

Entering the property via the front door we step into the entrance hall of this spacious detached bungalow, a door to our right opens to the large sitting/dining room whilst directly ahead we step into the kitchen. Entering the sitting/dining room we find two windows that fill the space with natural light. In the sitting area a feature fireplace offers a focal point whilst in the dining area a door opens to the kitchen. The kitchen is fitted with a range of wall and base units where we find the sink set below a window looking to the side aspect. A door opens to an inner lobby ideal for our coats and boots after a day in the garden or enjoying one of the many surrounding walks. To the front a door opens to the side of the property whilst at the rear we find a generous conservatory that leads out to the patio. From the kitchen we return to the hall and head toward the bedroom areas at the rear. On our right we find the bathroom comprising bath with fitted electric shower over, w/c and wash basin. On our right the first of the bedrooms offers a small double room. At the head of the hall the two larger bedrooms are set looking onto the rear garden. Both rooms are exceptional doubles. This completes the accommodation.





Outside

Approaching the property we are welcomed by the exceptional driveway space which provides ample off road parking and leads to the attached garage and workshop. An up and over door opens to the garage whilst from the driveway we access the front door and enter the bungalow. To the front we find a generous area of lawn set beside the driveway which opens to the rear gardens. Passing a garden shed the rear garden enjoys the southerly aspect. A patio leads from the conservatory where the first of two ponds feature. The garden has been cleared and offers a superb space for a new owner to get creative.

Location

The property occupies a particularly quiet location on the edge of the village yet within easy walking distance of the park, primary school, village green, convenience store and Broome Heath, ideal for those who enjoy walking and getting back to nature. The bungalow also falls into the Hobart High School catchment area. Bungay lies 1.2 miles south 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, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating.
Mains electricity, water and drainage.

Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR35 2RF

What3Words: ///drew.respects.freezers

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: £265,000



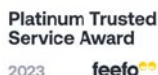
To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Halesworth 01986 888205
Bungay 01986 888160

www.muskermcintyre.co.uk

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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