

# *Black Horse Lane*

**Ditchingham, Suffolk**

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**Re-Imagined and fully refurbished, this exceptionally situated home enjoys 0.25 Acre (stms) private plot in the centre of the popular village of Ditchingham whilst boasting a most discreet position. The property has undergone an extensive refurbishment and now offers spacious open-plan living plus three bedrooms in the main accommodation whilst an integral annexe adds a further reception room, kitchenette, bedroom and en-suite. Outside a large timber workshop and charming firepit/BBQ cabin sit in the delightful gardens whilst at the front we find extensive parking. Viewing is essential to appreciate the space, standard and location on offer.**



**Accommodation comprises briefly:**

- Entrance Hallway • Open-Plan Living/Dining & Kitchen • Utility Room
- Shower Room • Master Bedroom • Bedroom Two • Bedroom Three
- Annexe Sitting/Kitchenette • Annexe Bedroom • Annexe Ensuite
- Ample Frontage & Parking • Timber Workshop & Cabin
- Generous Plot extending 0.25 Acre (stms)

**Property**

Stepping through the front door of this versatile single storey home we are welcomed by the entrance hall where the feeling of space that flows throughout is instantly apparent. The hallway leads to all of the main accommodation and the integral annexe which allows independent living whilst working equally well as part of the main home if needed. On our right we step into the open-plan living/dining & kitchen of the main house. This recent extension really brings the 'wow factor' to the home. Light flows in through bi-folding doors, and roof lantern window whilst the modern kitchen enjoys a window looking over the impressive rear gardens. Oak flooring lines the entire space which works perfectly for entertaining and family living alike. The kitchen is fitted with a range of modern low gloss units that contrast superbly against the solid wooden work surfaces, a range of integral appliances feature and the extended island offers additional working space and informal dining. In the sitting area a free standing wood burner takes centre stage whilst the bi-folding doors lead out to the large patio. Below the roof lantern we find the perfect spot for formal dining. Stepping through the hall we pass the utility room where we find the laundry appliances and a further range of modern fitted units, whilst the three bedrooms sit perfectly away from the main living space. The master bedroom boasts a generous space with a full wall of fitted wardrobes, bedroom two is a slightly more modest double which again benefits from fitted wardrobes with bedroom three being a bright, spacious single room. Serving the three main bedrooms is the family shower room which echoes the high standard of finish throughout. A large corner shower cubicle is complemented by the wash basin and w/c in fitted vanity ware and boasting a matching storage cupboard. On the opposite side of the property we find the versatile integral annexe accommodation. Set enjoying views of the garden from the large bay window is the main reception room, this spacious room offers ample sitting and dining space with a wood burning stove set to the fireplace providing a cosy focal point. A fully functioning, fitted kitchenette allows for fully independent living where needed. From here a door opens to the impressive double bedroom which enjoys its own en-suite shower room offering a double width shower, wash basin and w/c. A door from the bedroom returns to the hallway again allowing the rooms to serve as part of the main home or independent.














Annexe Living Area


Annexe Bedroom







## Outside

Approaching the property from this quiet lane we are welcomed onto the extensive frontage which is laid to shingle and framed with a range of well established low maintance hedging. The front offers a super parking and turning area whilst a a five bar gate opens to the side of the property providing further parking if required and we find a timber shed in situ. The modern oil tank and externally mounted oil boiler are set to the front of the property. At the rear the delightful plot enjoys views over the Village Green and makes the most of the south westerly aspect. The garden itself is laid to lawn and framed with a variety of hedging and shrubs. A large patio leads from the bi-folding doors in the main living area perfect for summer entertaining or simply relaxing in the afternoon sun. A path leads us over the lawn passing the large timber workshop where we find power and light connected. At the foot of the garden we find a charming hexagonal cabin with an integral fire pit/BBQ, an ideal escape on those cooler evenings.

## Location

This exceptional family home is situated in the heart of this popular Norfolk/Suffolk border village, enjoying a secluded position 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 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 drainage, electricity and water.

Energy Rating: D

## Local Authority:
South Norfolk Council
Tax Band: C
Postcode: NR35 2RB

What3Words: ///topics.iceberg.cook

## Tenure
Vacant possession of the freehold will be given upon completion.

## Agents' Note
The property benefits from pedestrian access to both the front and rear. 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: £475,000




**To arrange a viewing, please call 01986 888160**

Offices throughout Norfolk & Suffolk:

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|---|---|
| Loddon | 01508 521110 |
| Halesworth | 01986 888205 |
| Bungay | 01986 888160 |

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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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