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WINDMILL GREEN

Windmill Green,
Ditchingham, Suffolk

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ESTATE AGENTS

Situated in the centre of the popular village of Ditchingham is this architect designed, three bedroom family home. The property enjoys being at the end of the terrace and is the first property on the green boasting a super position with exceptional front and rear garden space. Internally the property requires a full refurbishment and offers excellent scope to re-model the spacious accommodation whilst the added benefit of recent double glazed windows feature throughout. Viewing is essential to fully appreciate the opportunity on offer.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Lavatory
- Sitting/Dining Room
- Kitchen
- Large Store Room & Rear Lobby
- Generous Landing
- Master Bedroom
- Two Further Bedrooms
- Bathroom & Separate First Floor W/C
- Generous Front & Rear Gardens



Property

Entering the property via the front door in the centre of the house we are welcomed by the spacious entrance hall of this family home. Stairs rise to the first floor landing and we find the ground floor lavatory. To the left we enter the sitting/dining room, a generous, bright space extending to just over 18.ft. Two windows fill the room with natural light whilst French doors open to the small lean-to at the rear. A serving hatch looks into the kitchen and the original 'Parkray' is set to the fireplace. Back in the hall we pass the stairs and step into the kitchen which overlooks the rear gardens. The kitchen is fitted with a basic range of units whilst offering a superb space to redesign or as so many have, open through to the lobby and store room area to create an exceptional family kitchen/dining/living area. A door from the kitchen leads into the lobby where a door opens to the garden at the rear and the large store room at the front. On the first floor we step onto the exceptional landing area which takes in a view of the rear gardens. To the right we find the bathroom, separate toilet, and airing cupboard at the rear, whilst to the front a large double bedroom boasts fitted cupboards and looks to the front aspect. Across the landing we find a generous single bedroom to the rear and the superbly proportioned master bedroom set to the front enjoying dual aspect windows that fill the room with natural light.







Garden & Grounds

To the front of the property we find a generous front garden filled with established shrubs and trees. A path passes through the greenery leading to the front door of the house and the entrance to the store & lobby area. At the rear the property boasts an extensive plot currently bi-sected by fencing providing three main areas all of which are filled with a variety of planted perenial shrubs. A large timber shed and greenhouses are found, whilst two ponds are set to either end of the space. The garden has been a haven for nature yet provides a superb space to create an area to play and entertain from. A gate to the rear opens onto a green space where a footpath takes us through to Longrigg Road.

Location

The property is situated in the heart of the village, 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 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

Mains Electricity, Water & Drainage. Solid Fuel Heating.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 2QP

What3Words: ///undertone.tigers.tensions

Tenure

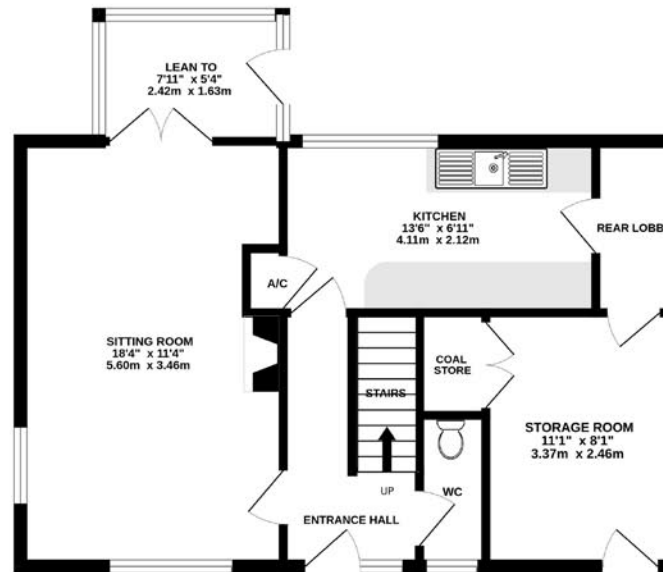
Vacant possession of the freehold will be given upon completion.

Agents' Note

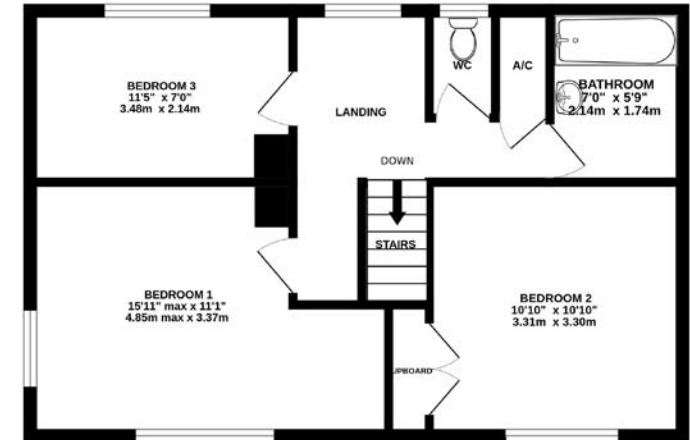
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £190,000

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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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To arrange a viewing, please call 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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk