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*Green Lane,*  
Ditchingham, Suffolk

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

Bungay – 1.3 miles  
Beccles – 6.2 miles  
Norwich - 15.7 miles  
Southwold - 17.4 miles

Exceptionally situated enjoying a generous garden we bring to the market this semi-detached bungalow set in the heart of Ditchingham Village. The property is in need of a full refurbishment and offers a superb opportunity to extend and re-model (stpp) to create a wonderful home. The current accommodation offers a bay fronted sitting room, two bedrooms, kitchen and bathroom. Outside the plot offers space for off road parking and a generous south facing rear garden.

**Accommodation comprises briefly:**

- Entrance Hallway
- Sitting Room
- Kitchen
- Bathroom
- Master Bedroom
- Bedroom Two
- Generous Plot Offering Parking & South Facing Gardens



**Property**

Entering the property via the front door we are welcomed by an entrance hall which opens to the sitting room and first bedroom on the right with a door at the head of the hall opening to the remaining space. The sitting room is a generous bay fronted room with an ornate fireplace. Adjacent the first of the bedrooms mirrors the space in the sitting room and again has a feature fireplace. Back in the hall we enter the kitchen which in-turn leads to the second bedroom and bathroom. The kitchen area has an open fireplace and butler sink, no other kitchen facilities are fitted. The second bedroom is a smaller room which still offers space for a double bed whilst the bathroom comprises a bath and w/c with a water heater wall mounted (not operational). A large walk in pantry, rear lobby and brick store lead off the back of the property. The rear accomodation will ideally be remodelled/extended (stpp). Timber floors throughout the property are laid directly onto the concrete sub base.This completes the accommodation.



### Outside

Approaching the property from Green Lane we find an ample area to the front and side of the property to provide off road parking, this space leads to the delapidated garage but offers room for this to be replaced, a further storage shed sits beyond. At the rear the generous garden plot enjoys the southerly aspect and offers space to extend the property (stpp) and create a wonderful private garden.

### Location

The property is situated in the heart of the village yet enjoying a secluded position adjacent to Broome Heath and within easy walking distance of the park, primary school, village green, convenience store and public house, 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 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 drainage, electricity and water.

Energy Rating: Not Required (deemed uninhabitable)

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2RD

What3Words: ///glove.decently.count

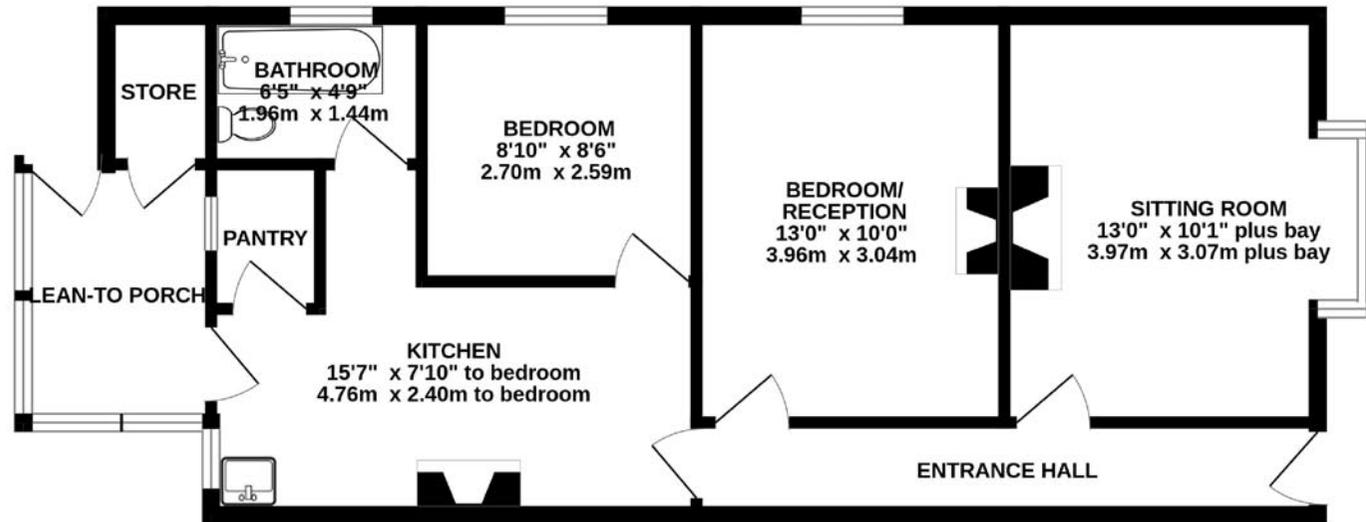
## Tenure

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: £150,000**



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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.



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