



*Thwaite Road,
Ditchingham, Bungay.*



**MUSKER
McINTYRE**
ESTATE AGENTS

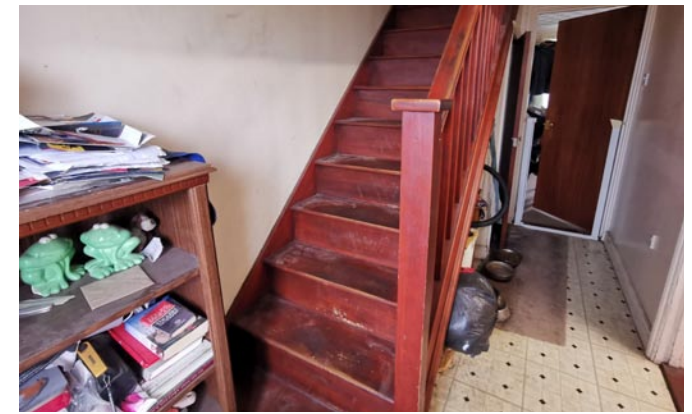
Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles

A well positioned, modern end-terrace property situated in the popular South Norfolk village of Ditchingham. The house is in need of a full cosmetic refurbishment but offers the opportunity to create a wonderful home that boasts two double bedrooms, hall entrance, sitting room, kitchen and first floor bathroom. Outside the generous plot offers ample parking, garage and frontage whilst at the rear the garden offers scope to extend (stpp) whilst leaving a modest garden space.



Property

The front door leads us into the property where we are welcomed by the entrance hall, stairs rise to the first floor and storage cupboard is found below. Doors from here open to both the kitchen and sitting room. The kitchen is set to the front of the house with a window looking onto the garden. A fitted range of wall and base units are in place with the sink set below the window. At the rear of the house we find the sitting room which has patio doors opening to the rear garden. On the first floor the landing leads to all of the rooms and a window over the stairs brings natural light to the space. Set to the front the second bedroom is a double which has two windows looking onto the front aspect. A cupboard over the stairs houses the hot water tank. Central to this floor we find the bathroom whilst the master bedroom is set looking onto the rear aspect. The property is in need of a full cosmetic refurbishment.



Outside

Approaching the property from Thwaite Road we are welcomed by the driveway which offers ample off road parking and leads to the single garage. To the front of the house a path leads to the front door and passes the garden which offers the ability to have further parking if required. A gate to the side enters the rear garden which is of excellent proportions and offers scope to extend the house (stpp) whilst leaving a modest garden space which wraps around the rear of the garage.

Location

The property is ideally situated within 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 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 Electricity, Water & Drainage.
Electric Storage Heating
Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR35 2SQ

Tenure

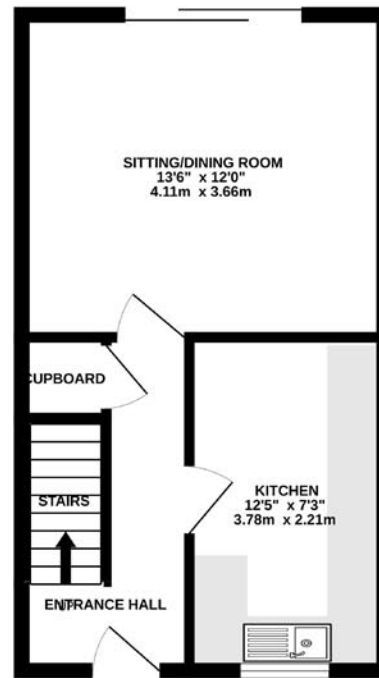
Vacant possession of the freehold will be given upon completion.

Agents' Note

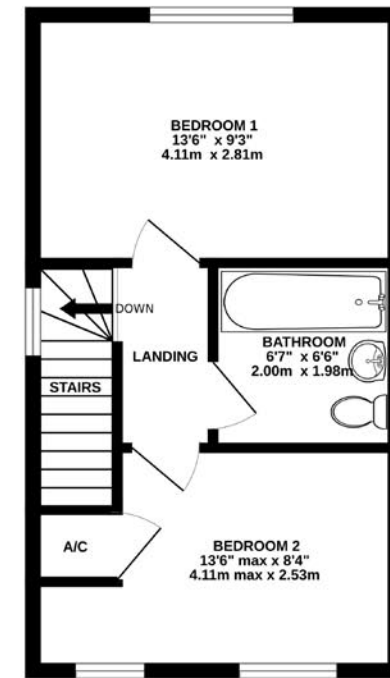
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £175,000

GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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, please call 01986 888160

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Halesworth	01986 888205



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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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