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*Chapel Cottage,
Ditchingham, Bungay.*

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ESTATE AGENTS



Bungay - 1.2 miles
Beccles - 6.1 miles
Norwich - 15.9 miles
Southwold - 19.5 miles

An exciting opportunity to purchase this charming brick & flint cottage situated in the heart of the popular village of Ditchingham. The property dates to 1823 and originally formed part of the All Hallows Hospital. The current owner has enjoyed the home for two decades and retained much of the charm of the cottage which offers two reception rooms, kitchen, two bedrooms and an upstairs bathroom. At the rear a generous rear garden complements this delightful home.

Accommodation comprises briefly:

Sitting Room

Dining Room

Kitchen

Rear Lobby/Utility

Master Bedroom

Second Bedroom

Family Bathroom

Generous Rear Gardens



The Property

Pushing open the arched front door we are welcomed into Chapel Cottage by the sitting room, instantly one feels at home in this cosy yet spacious room, a window to the front fills the room with natural light whilst a stunning brick fire place offers a focal point and gives home to the wood burning stove, Timber floor boards line the room whilst a latch and brace door reveals the cottage staircase. At the rear we step into the kitchen where a range of wall and base units are set over terracotta floor tiles. A window over the sink looks over the rear garden whilst we step through the rear lobby/utility and out to the garden. Back in the kitchen a door opens to the dining room, this surprisingly spacious room offers ample family dining space and again enjoys a view of the rear garden. Climbing the stairs to the first floor we step onto the landing which leads to all of the rooms, at the rear we find the bathroom boasting a bath with shower over, w/c and butler style sink set over a vanity unit. Adjacent the first bedroom enjoys a view from the arched window over the garden and offers a generous single bedroom space. Completing the accommodation we find the master bedroom, a generous double with various recess' offering storage space in abundance.



Outside

Approaching the front of the property a gate opens through the attractive brick & flint boundary wall and we pass a small courtyard garden with a path leading to the front door. At the rear we step from the rear porch onto the patio, which provides a perfect spot for al-fresco dining and entertaining, a large timber pergola is situated over a path which steps into the main garden which enjoys areas of lawn between the extensive well stocked flower beds. Timber fencing enclose the boundaries whilst a range of established shrubs and bushes frame this surprisingly generous garden.

Location

This charming cottage is situated in the centre of the village within walking distance of the primary school, village green, convenience store, public house/restaurant and Broome Heath, ideal for those who enjoy walking and getting back to nature. 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services:

Electric Heating & Wood Burning Stove.

Mains Water & Drainage connected.

EPC: E

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR35 2QZ

Tenure:

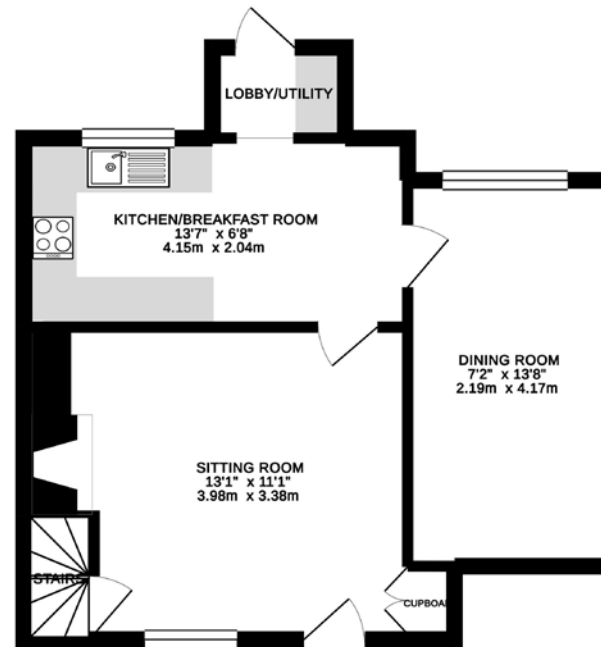
Freehold

Agents Note:

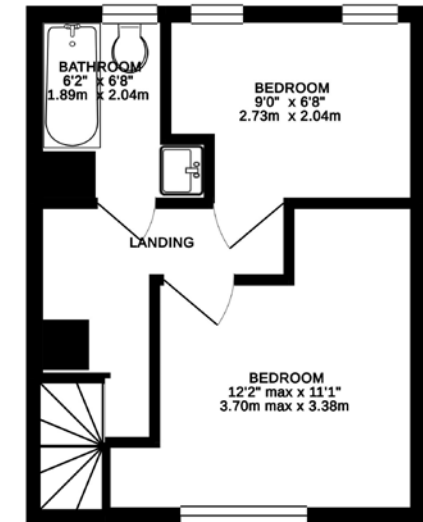
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £205,000

GROUND FLOOR 360 sq. ft. (33.4 sq. m.) approx.



1ST FLOOR 242 sq. ft. (22.5 sq. m.) approx.



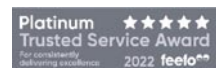
TOTAL FLOOR AREA : 602 sq. ft. (55.9 sq. m.) approx.

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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