

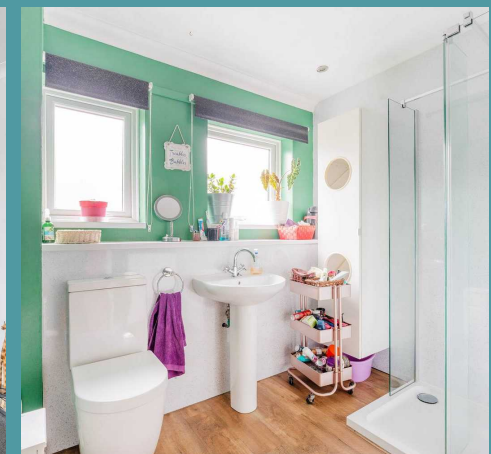
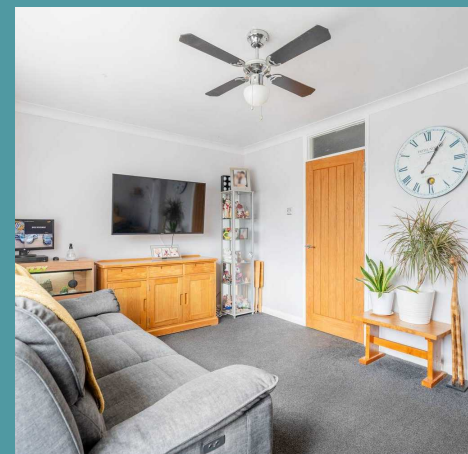
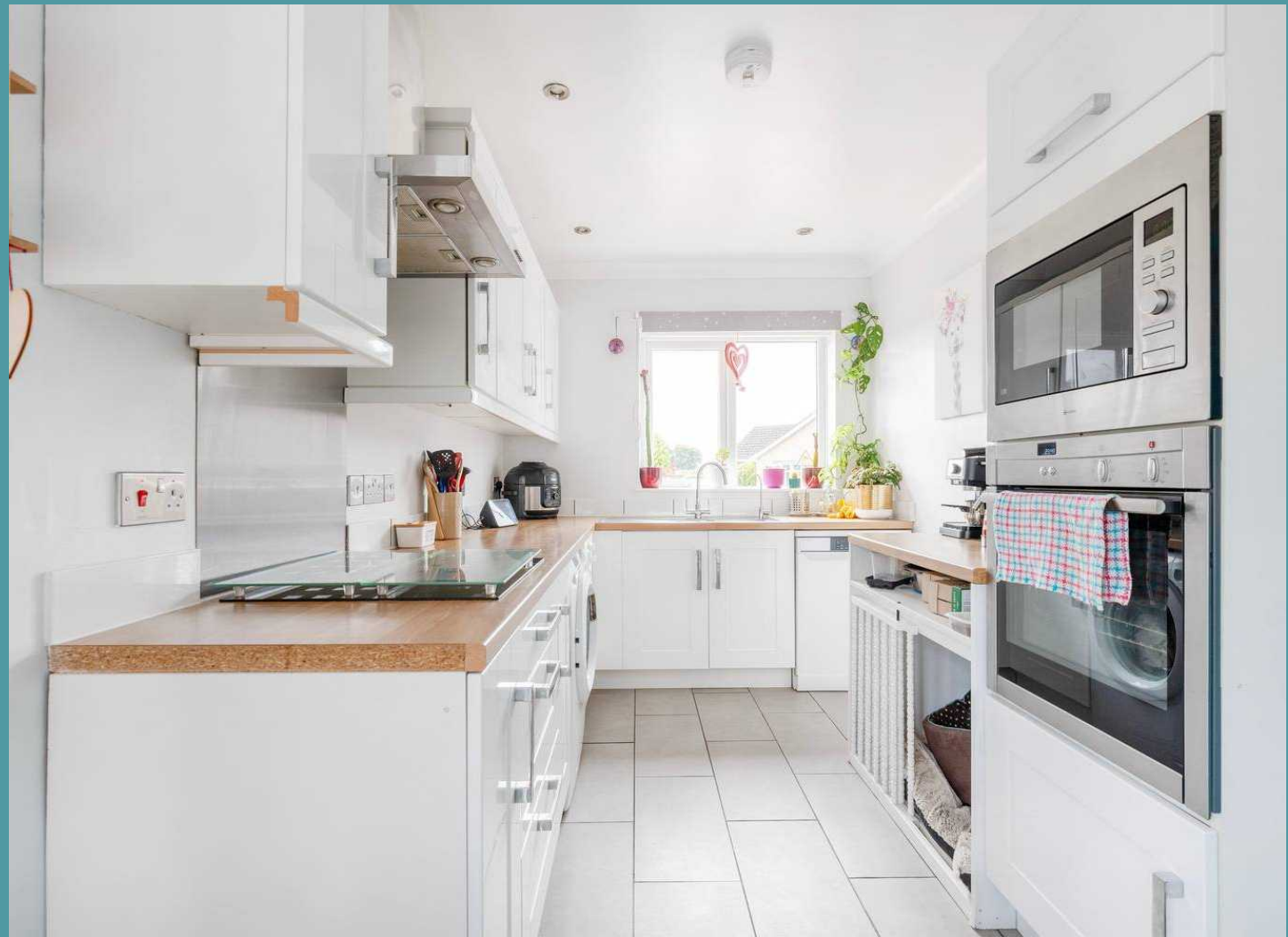
10 Waveney Road

Ditchingham, Bungay

Presenting this charming detached bungalow, the epitome of comfortable single-floor living, ideal for those seeking to downsize without compromising on space or style. Located in the quiet and desirable village setting, this three bedroom property offers a serene retreat overlooking stunning country fields. Don't miss the chance to acquire this home and experience all it has to offer.

LOCATION

Ditchingham is a charming village located in the county of Norfolk, England, near the border with Suffolk. Situated in the NR35 postal district, Ditchingham lies approximately two miles south of Bungay, a historic market town. The village is set within the picturesque Waveney Valley, offering a mix of rural landscapes, meadows, and woodlands. Ditchingham has a peaceful and traditional feel, with local amenities such as a village shop, pub, and primary school. The area is known for its scenic walking routes and proximity to the Norfolk Broads, making it a popular spot for nature lovers and outdoor enthusiasts. Additionally, Ditchingham has a rich history, with notable landmarks such as Ditchingham Hall and connections to the 19th-century writer Sir Henry Rider Haggard, who lived in the area. Despite its tranquil setting, the village has good transport links to Norwich and the Suffolk coast, making it an attractive location for commuters and visitors alike.



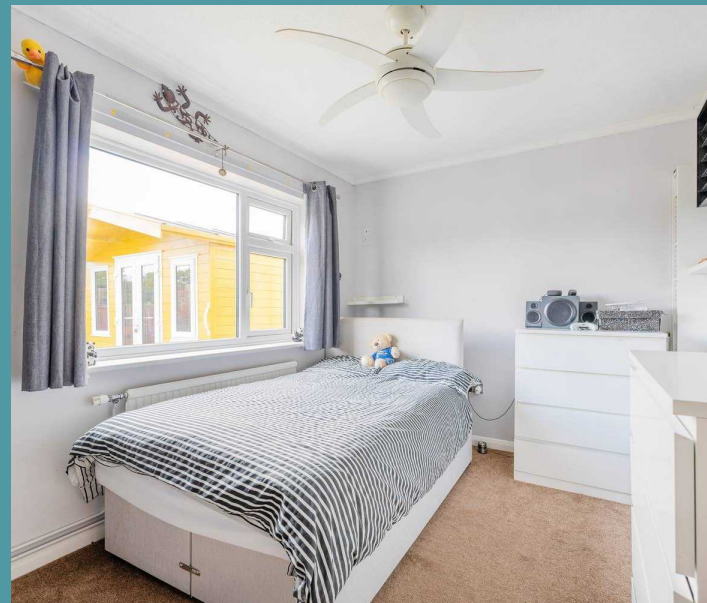
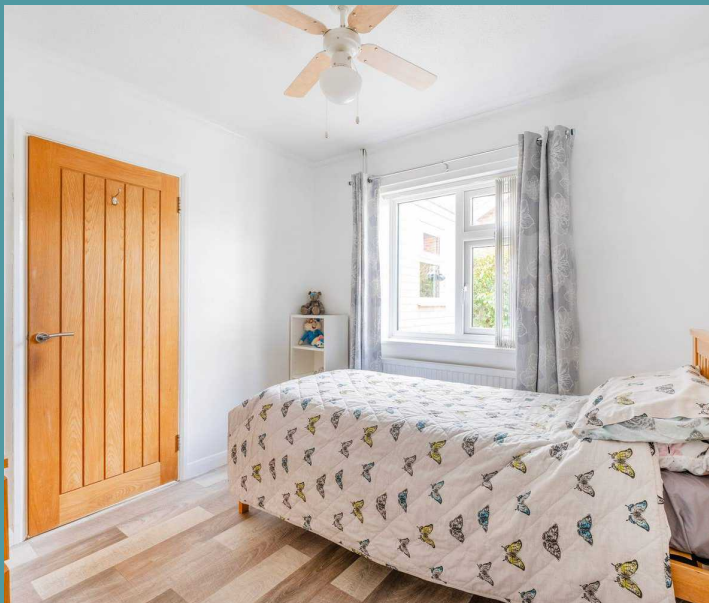


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Step inside where you are greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the residence is a sitting room, flooded with natural light, providing the perfect space for relaxation or entertainment. The heart of the home lies in the open-plan kitchen/dining room, offering a seamless blend of functionality and style, fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The accommodation comprises three generously proportioned double bedrooms, each thoughtfully designed to offer relaxation and privacy. One of which is complemented by a dressing room and an en-suite bathroom, adding a convenient touch to your everyday lifestyle. The shower room comprises of a three piece suite, accommodating all residents in the household.





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Towards the rear is a well-maintained garden, with several paved areas for your outdoor furniture during the summer months. It overlooks undisturbed country fields, ensuring a quiet and peaceful surrounding. The summerhouse, thoughtfully converted into a garden studio, presents an opportunity for those looking to work from home. Overall, this garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking, ensuring convenience for residents and guests alike.

AGENTS NOTES

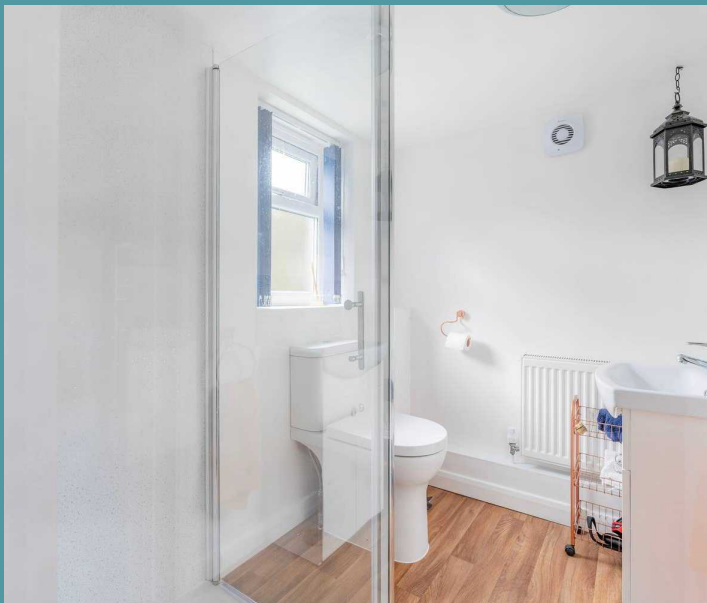
We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

Fully owned solar panels - earning an income of approx £600 p/a.

Council Tax Band: C



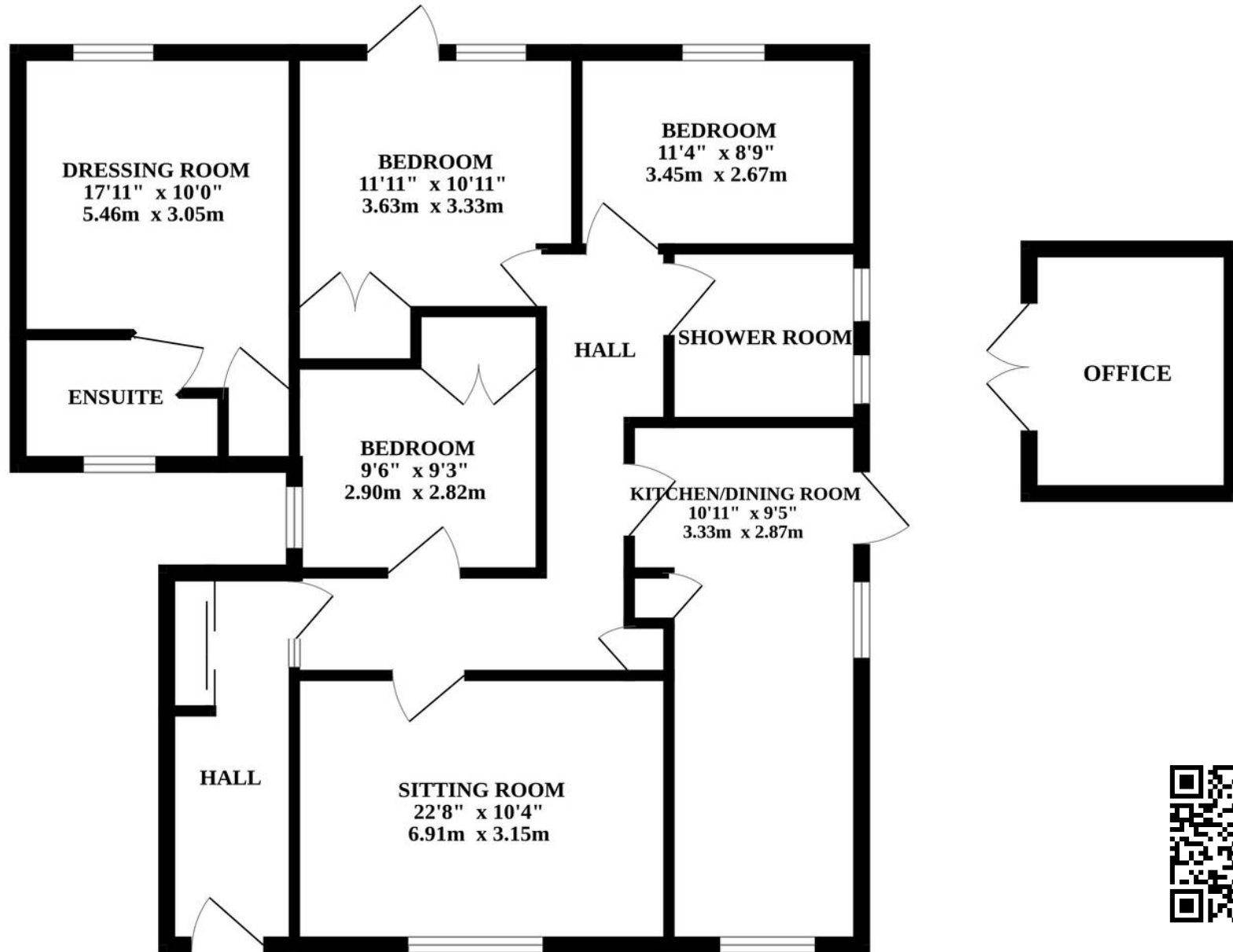
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Ditchingham, Bungay

- CHARMING DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR - SUITABLE FOR SOMEONE LOOKING TO DOWNSIZE
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- OPEN-PLAN KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS, A DRESSING ROOM, EN-SUITE & A SHOWER ROOM
- SUMMERHOUSE CONVERTED INTO A GARDEN STUDIO - PERFECT FOR SOMEONE LOOKING TO WORK FROM HOME
- WELL-MAINTAINED GARDEN - OVERLOOKING COUNTRY FIELDS
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- QUIET, DESIRABLE VILLAGE LOCATION
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



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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