



15-17 Ditchingham Dam, Ditchingham

Offers Over £350,000

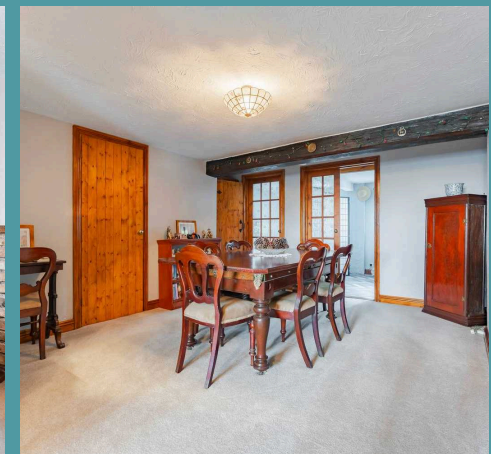
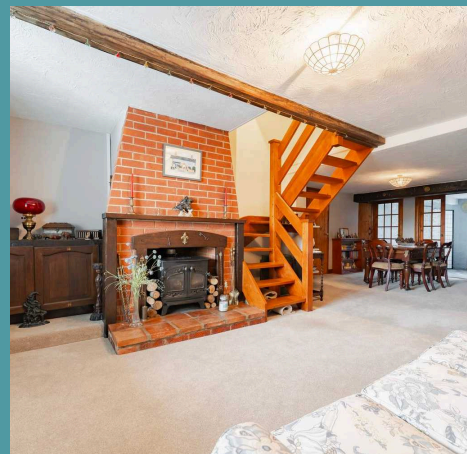
15-17 Ditchingham Dam

Ditchingham, Bungay

Sitting in the quiet village of Ditchingham sits a truly remarkable property that effortlessly combines a traditional cottage charm with modern, extended living spaces. This deceptively spacious home offers a versatile layout that caters to the needs of a growing family or those seeking the perfect blend of comfort and convenience. Don't miss the chance to acquire this beautiful 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.



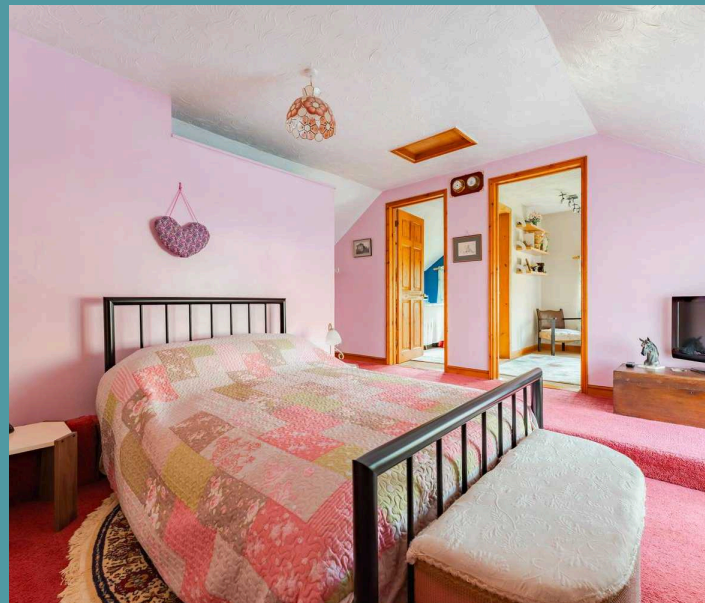
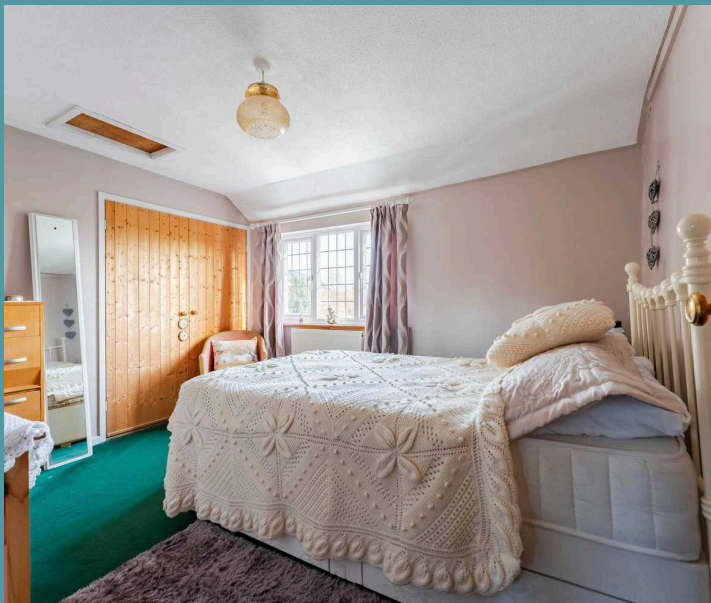


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Ditchingham, Bungay

Welcome inside, where you are greeted by a charming family room and a partitioned sitting room/snug that sets the tone for the warm ambience that permeates throughout the property. The focal point of both rooms is the brick-built fireplace with an inset wood burner, adding a touch of character and providing a cosy atmosphere during colder evenings.

The heart of the home lies in the open-plan kitchen/breakfast room, ensuring effortless interaction when hosting occasions and everyday family living. It is equipped with a Wren kitchen that was fitted in 2021, including units with quartz worktops, a butler sink, space for a range oven, extraction hood, an integrated fridge/freezer and washing machine. Finished with exposed beams, a traditional column radiator and brickwork. The formal dining room beckons for family gatherings and special occasions, creating an inviting space to enjoy memorable meals in the company of loved ones.





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Ascend to the first floor where you will encounter four double bedrooms, each thoughtfully designed to offer the utmost relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch. With the addition of a dressing room, that has the potential to be a fourth bedroom if required. A family bathroom on each floor ensures that there is never a shortage of bathing options. A further shower room provides additional practicality for busy households.

Outside, a westerly facing enclosed garden awaits, with a laid to lawn and patio area. Whether it be enjoying al fresco dining, gardening, or simply basking in the sunshine, this space presents endless opportunities for leisure and enjoyment. Complemented by a wooden storage shed, summerhouse and a greenhouse. A driveway provides off-road parking, ensuring convenience and ease of access for residents and visitors alike.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil central heating.

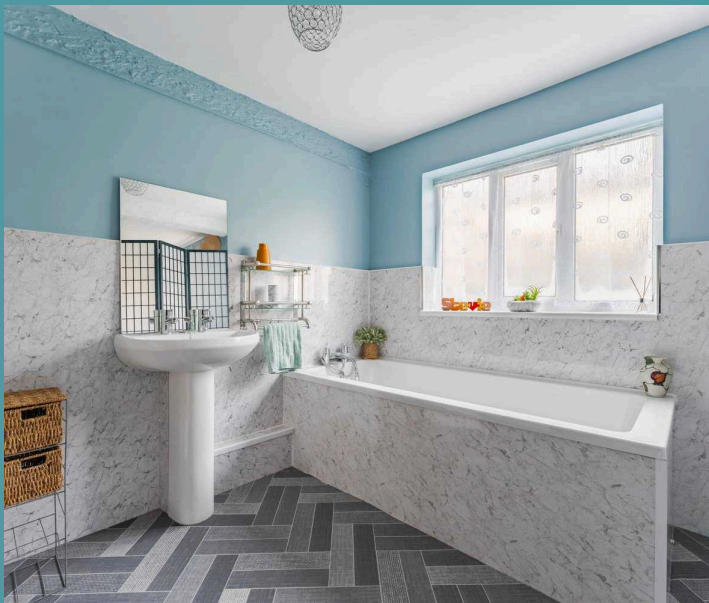
Council Tax Band: B



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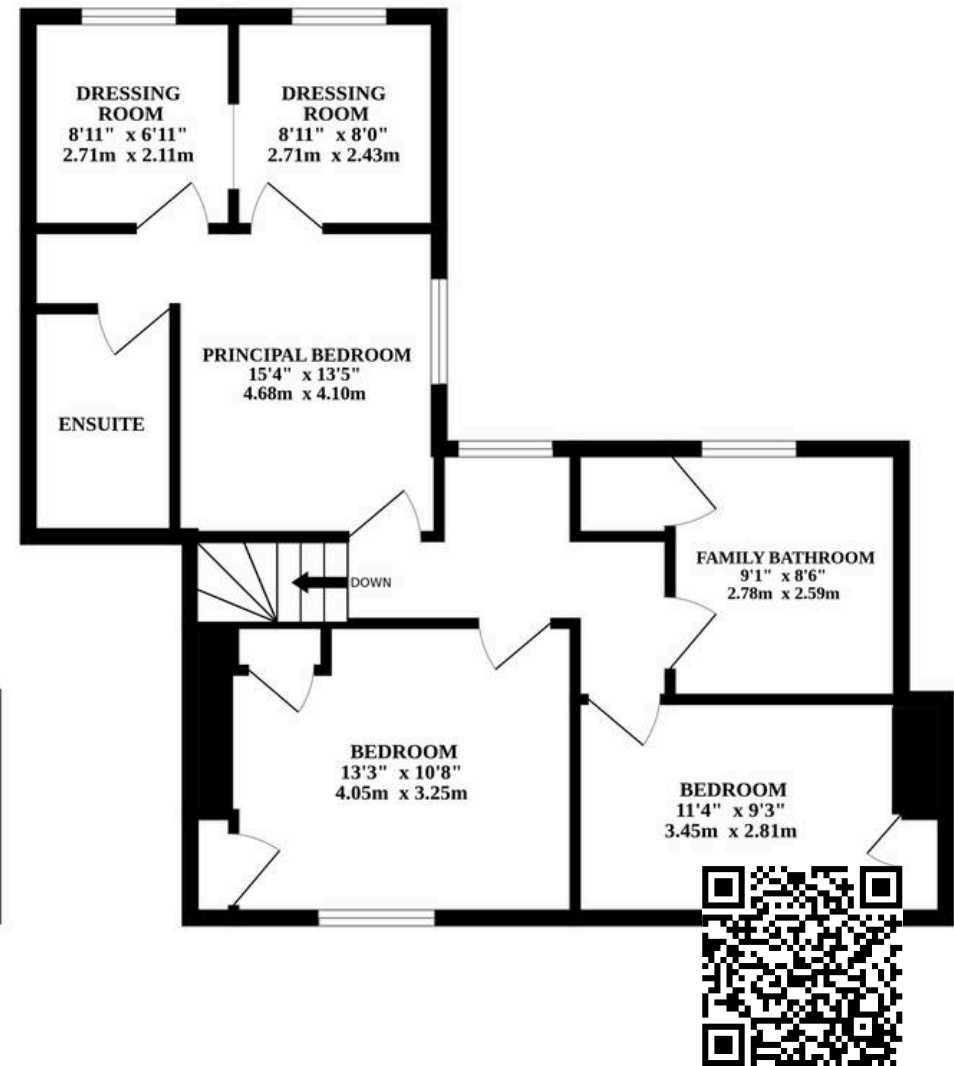
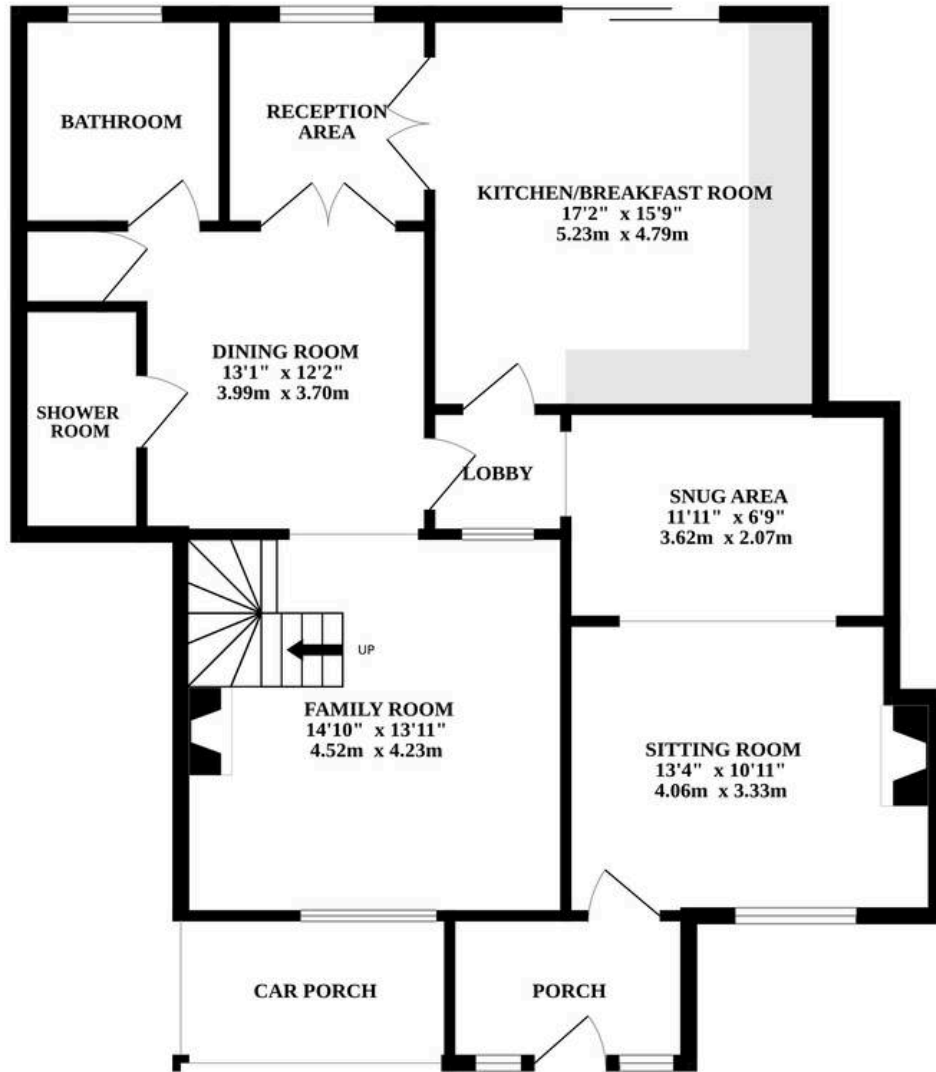
Ditchingham, Bungay

- Extended & deceptively spacious cottage in the quiet village of Ditchingham
- Spacious layout and versatile accommodation throughout
- Family room & a partitioned sitting room/snug - Both accentuated by charming wood burners
- Open-plan kitchen/breakfast room within the heart of the home
- Formal dining room to encourage family gatherings
- Potential for four double bedrooms - One private en-suite, a family bathroom on both floors & a shower room
- Westerly facing enclosed garden - Plenty of opportunity for outdoor activities and enjoyment
- Driveway providing off-road parking
- Walking distance to Bungay with a wealth of amenities and countryside to explore
- Peaceful village setting overlooking the playing field



GROUND FLOOR

1ST 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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