



## 33 Ditchingham Dam, Ditchingham

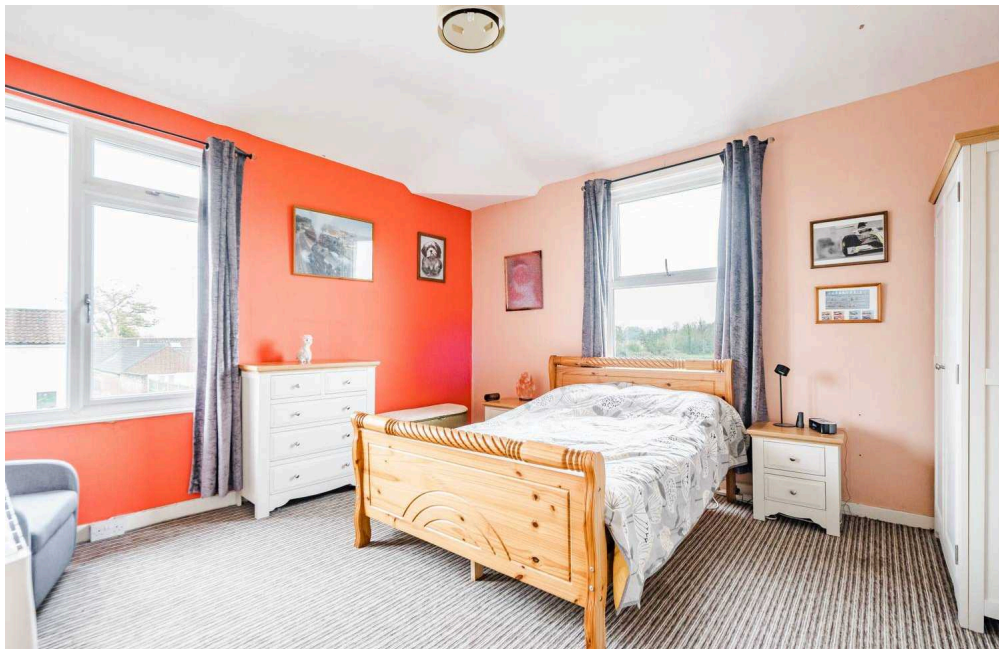
£325,000 - £340,000 Freehold

\*Guide price: £325,000 - £340,000\* Located in a peaceful cul-de-sac, this three-bedroom semi-detached house offers the perfect balance of comfort and convenience. With off-road parking, a spacious rear garden, and two reception rooms, this property provides an ideal space for a growing family. Its proximity to local amenities, including shops, schools, and transport links, ensures you're never far from everything you need. Don't miss out on the opportunity to make this delightful house your home, contact us today to arrange a viewing.



## Location

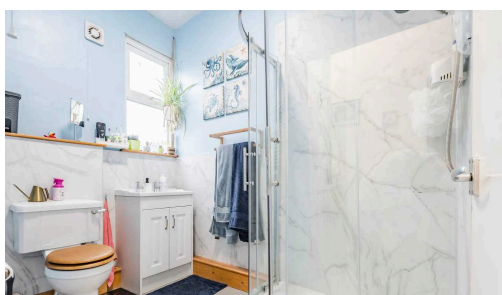
Ditchingham Dam, located in Ditchingham is a picturesque area situated just to the south of the town of Bungay in Suffolk. The dam is surrounded by a mix of rural countryside and tranquil waterways, offering a peaceful setting with scenic views. This location benefits from being within easy reach of local amenities in Bungay, which is only a short drive away, providing shops, schools, and transport links. The nearby River Waveney adds to the area's charm, with opportunities for outdoor activities such as walking and birdwatching. The surrounding region offers excellent access to the A143, connecting to major roads, while the coastal town of Lowestoft is a short drive to the east, providing further leisure and recreational options.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - B





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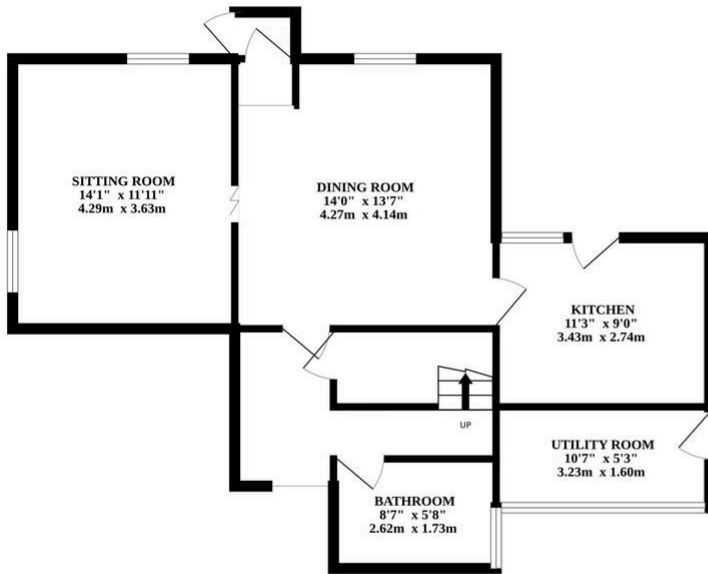
Upon entering the property, you are greeted by an entrance porch leading you into the warm and inviting interior. The ground floor boasts two spacious reception rooms, comprising a sitting room and a dining room. The rooms are adorned with wooden laminate flooring and the dining room features a cosy fireplace, making it the perfect spot for family meals or entertaining guests. The well-equipped kitchen comes complete with built-in cabinets, dedicated spaces for appliances, ample countertop space, and culinary storage. An added separate utility area ensures practicality and convenience in daily chores.

Ascending to the first floor, you will find a first-floor landing leading to three well-sized bedrooms, two of which are double bedrooms while the third offers versatile living options. All bedrooms are carpeted for comfort and two bedrooms enjoy pleasant views to the rear of the property while the other overlooks the side. The accommodation is complemented by a first-floor WC featuring a built-in cupboard for storage convenience. The ground-floor family bathroom is well-appointed with a step-in corner shower, modern tiling and a wash basin offering both comfort and practicality.

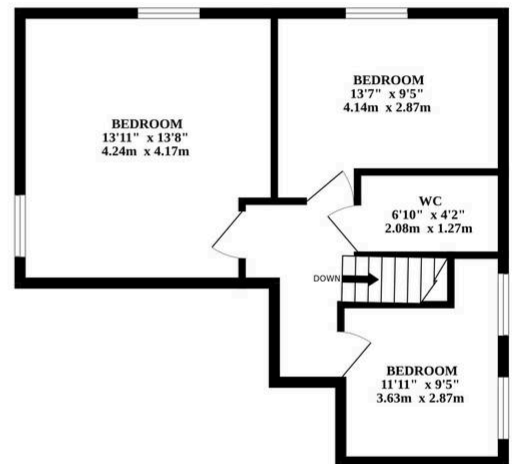
Externally, this property boasts a private rear garden that backs onto fields, offering a peaceful space for relaxation or outdoor activities. The garden features a paved area with a shingled pathway, a lawn with mature borders, and a top section with a greenhouse, timber shed, and summer house. Off-road parking is available on the driveway, providing space for multiple vehicles.



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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