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Loddon Road
Ditchingham, Suffolk

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ESTATE AGENTS

Finished throughout to an exceptional standard, this charming cottage has been extended and re-imagined to provide a deceptively spacious and versatile, four bedroom, family home. The ground floor accommodation offers space to work, play and entertain with three reception rooms and a family kitchen/dining room forming the central 'hub of the home'. Outside we find ample parking served by an EV charging point, a generous garden, summer house and delightful rear courtyard, whilst the attached garage/workshop offers a superb working space and scope to further extend if needed. Viewing is the only way to appreciate the space, standard and location on offer.

Accommodation comprises briefly:

- Reception Hall & Study • Sitting Room • Family Room
- Family Kitchen/Dining Room • Ground Floor Shower Room
- Master Bedroom • Three Further Double Bedrooms
- Family Bathroom • Extensive Garage/Workshop
- Front & Rear Gardens • Off Road Parking With EV Charging

Property

Stepping through the front door of this deceptively spacious family home, we are welcomed by the reception hall and study area, where the feeling of space and light that flows throughout is instantly apparent. Windows enjoy a panoramic view of the gardens providing a relaxing space to work from or simply enjoy as a day room on this side of the property, a step down leads us into the entrance hall which is again of superb proportions. Stairs rise to the first floor whilst space below currently houses a sofa proving a great spot to sit and read away from the main living space. The hall leads us to the sitting room and kitchen/dining room. Set to the front the sitting room enjoys the garden vista and offers a door opening to the patio. Although bright and spacious this room feels cosy with a feature fireplace providing a focal point to the space. Stepping to the rear we enter the kitchen/dining room, which spans the width of the property offering over 25.ft of family/entertaining space. The kitchen has been refitted with an extensive range of wall and base units that contrast beautifully against the granite work surfaces. Space is made for the fridge and dishwasher whilst a fitted oven, hob and extractor are found. At the opposite end of the room the dining area enjoys two windows looking onto the rear garden and a full wall of fitted cupboards offer an attractive storage solution. The kitchen leads to an inner hall where a door opens to the ground floor shower room that enjoys a walk in floor level shower, wash basin and w/c. Back in the hall we flow open plan to the family room, an ideal place to relax after entertaining. French doors open to the rear garden space and an internal door leads to the garage. On the first floor we step onto a vast landing area with fitted storage and doors opening to all of the rooms. The family bathroom is set at the head of the stairs boasting a bath with shower and screen above, wash basin and w/c. Set to the front we find the first two bedrooms enjoying the garden views. Both rooms offer space for a double bed. Stepping to the rear a third generous double room looks onto the rear garden whilst the master bedroom is set alone at the far rear of the house. This exceptionally well proportioned room enjoys windows to two aspects and offers uncompromised space for the master bedroom furnishings. This completes the accommodation.









Outside

Approaching the property from Loddon Road we are welcomed by a block paved driveway which leads to the generous off road parking and turning area. Here we find the EV charging point. Established hedging frames the boundaries bringing privacy to the space whilst a pair of five bar gates open to the gardens and the block paved driveway continues past the house providing access to the garage. The gardens are laid to lawn and fully enclosed with timber fencing, established beds frame the space bringing colour and scent throughout the year, whilst a range of well managed shrubs and trees offer shade from the gardens southerly aspect. A summer house provides a spot to enjoy the garden all year round, whilst leading from the sitting room a sheltered patio is perfect for those that enjoy the sun. At the rear, French doors open from the inner hall that connects the kitchen/dining room and family room. From here we step into a delightful enclosed courtyard, split over two levels this generous space enjoys the evening sun and offers the perfect spot for entertaining. A gate from here leads to a service area and the rear door into the garage/workshop. The garage/workshop is an exceptional space that incorporates the laundry and offers a wealth of options for a new owner.

Location

This charming cottage has evolved into a spacious family home enjoying a tucked-away position in the heart of the rural village of Ditchingham, close to the market town of Bungay. The property is ideally located near the entrance to Broome Heath and fishing lakes, perfect for dog walkers, and within walking distance of the park, primary school, village green, convenience store, and Post Office. Additionally, the property falls within the Hobart High School catchment area. Bungay is located just 1.3 miles away within the Waveney Valley, offering a comprehensive range of amenities, including shops, schools, antique stores, and restaurants. Local leisure facilities include the Fisher Theatre, an indoor swimming pool, and a golf club. Furthermore, the city of Norwich is approximately 12 miles northwest, providing a wider selection of schools, amenities, and transport links.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Air source central heating. Solar panels alongside mains electricity. Mains water & drainage.

Energy Rating: D (with improvements of solar panels & air source heating)

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2RA

What3Words: ///ramp.remarried.dweller

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: £450,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

www.muskermcintyre.co.uk

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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