

Windmill Green

Ditchingham, Suffolk



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ESTATE AGENTS

A well presented, Taylor and Green-designed mid-terraced property offering superbly appointed family accommodation on a generous plot within a quiet cul-de-sac in the highly sought-after village of Ditchingham. The property benefits from three good-sized bedrooms, ensuite shower room, an 18ft sitting room and kitchen/dining room, a conservatory, and extensive rear gardens. Viewing is highly advised.

Accommodation comprises briefly:

- Entrance Porch
- 18ft Sitting Room
- 18ft Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Ensuite to Master
- Generous Single Bedroom
- Family Bathroom
- Cloakroom
- Extensive Rear Garden



Property

Stepping through the front door, you are welcomed by a tiled entrance hall with stairs rising to the first floor and doors leading to the sitting room and the generous kitchen/dining room. To the left is the 18ft sitting room, featuring the same attractive tiled flooring, full-height front windows that fill the space with natural light, and rear French doors opening to the conservatory. The conservatory provides a superb additional family space overlooking the extensive rear gardens, with French doors opening directly onto the patio. The spacious kitchen/dining room serves as an exceptional space for modern family life and entertaining. Windows and external doors to both the front and rear fill the room with light and provide convenient outside access. The kitchen features an extensive range of wall and base units, a ceramic one-and-a-half bowl sink overlooking the rear gardens, space for an American-style fridge freezer and range cooker, and under-counter space for a dishwasher and washing machine. Upstairs, the generous landing leads to all first-floor rooms. The master bedroom is a superb double room positioned at the front of the house, featuring alcoves for storage and a window overlooking the green at the center of the cul-de-sac. The second bedroom, also a generous double overlooking the front, benefits from an en-suite shower room. The third bedroom can still accommodate a double bed and enjoys views over the rear garden. Completing the accommodation are the family bathroom and a separate cloakroom.







Outside

From the pavement, a gate opens to the front garden, where a path leads to the storm porch and front door. The front garden is enclosed by a hedged boundary and features a low-maintenance design with a range of attractive flower beds. The oil tank is also discreetly located here. To the rear, there is a generous patio area accessible from both the conservatory and kitchen doors. The rear gardens feature extensive lawns and are fully enclosed by timber fences lined with flower beds. A path leads down the garden to a hard-standing area with a large timber shed/workshop and rear gated access.

Location

The property is situated overlooking a 'green' area in the centre of the village within easy walking distance of the park, primary school, village green, convenience store, Post Office and Broome Heath, ideal for those who enjoy walking and getting back to nature. 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

Mains Electricity, Water & Drainage. Oil fired central heating.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2QP

What3Words: ///meanders.irritated.surveyors

Tenure

Vacant possession of the freehold will be given upon completion.

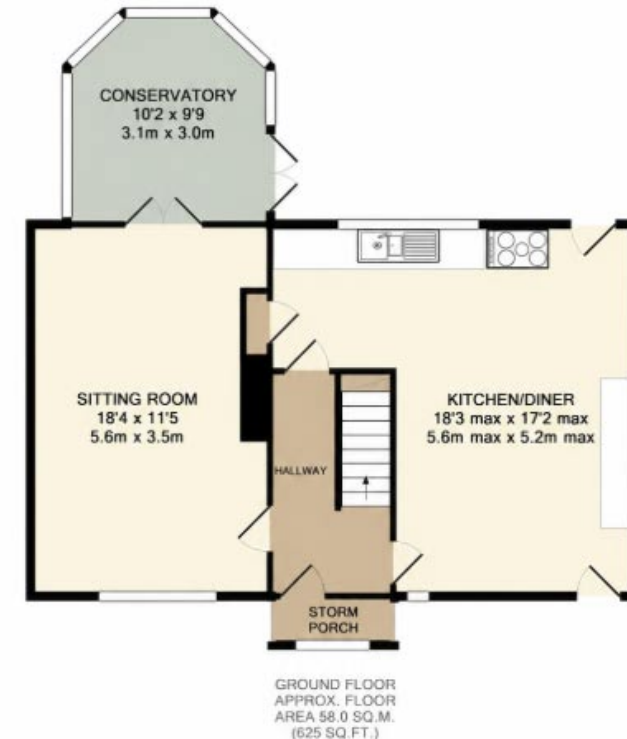
Agents' Note

The property benefits from pedestrian access to both the front and rear. 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: £245,000



1ST FLOOR
APPROX. FLOOR
AREA 48.5 SQ.M.
(522 SQ.FT.)
TOTAL APPROX. FLOOR AREA 106.5 SQ.M. (1147 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
APPROX. FLOOR
AREA 58.0 SQ.M.
(625 SQ.FT.)

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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