



Ditchingham, Suffolk

Guide Price £230,000

- £230,000-£240,000 Guide Price
- Off Road Parking Via Driveway & Garage
- Spacious Living Room with Wood Burner
- Three Bedrooms
- Open Plan Kitchen, Dining Area
- EPC - Awaiting
- Extended Property
- Separate Utility & W.C

Clark Road, Ditchingham

Ditchingham is a picturesque Norfolk village located just over a mile from Bungay and around 12 miles from Norwich, set along the scenic River Waveney. Known for its strong community spirit, the village offers local amenities, countryside walks, and a peaceful rural lifestyle. Highlights include the historic St. Mary's Church, links to author Sir H. Rider Haggard, and access to beautiful surrounding parkland, including the grounds of Ditchingham Hall.



Council Tax Band:



DESCRIPTION

This well-presented extended three-bedroom end-terrace home offers bright, modern living ideal for a young or growing family. The entrance hall leads to a light-filled sitting room with a cosy log burner, flowing into a spacious extended kitchen/diner at the rear. This impressive open-plan space features modern fittings, ample storage, and plenty of room for dining and entertaining, with large glass doors that bring in natural light and connect seamlessly to the garden. A side lobby provides access to a utility room, downstairs WC, and side entrance. Upstairs includes three generous bedrooms, and a sleek, fully modernised family bathroom, all finished in a stylish, contemporary design.

LIVING ROOM

The living room is a warm and inviting space, perfect for relaxing or entertaining. Located at the front of the property, it features a charming log burner, ideal for cosy winter evenings and is decorated in a modern, neutral style. The room is filled with natural light, thanks to a large front-facing window and glazed double doors at the rear, which open into the extended kitchen/diner. This thoughtful layout creates a seamless flow between living and dining areas, enhancing the sense of space and light throughout the ground floor.

KITCHEN/DINING ROOM

The extended kitchen/dining room spans the full width of the rear of the property, offering a bright, modern, and versatile space ideal for both everyday living and entertaining. Designed in an open-plan layout, it features contemporary units, ample worktop space, and integrated appliances, all finished to a high standard. Large glass doors at the rear flood the space with natural light and provide direct access to the garden, creating a seamless indoor-outdoor feel. This spacious area easily accommodates a family dining table and offers plenty of room for social gatherings. Conveniently leading off from the kitchen is a side lobby, giving access to the downstairs WC, utility room, and a side entrance to the property.

UTILITY AND W.C

Conveniently located off the kitchen via the side lobby, the utility room and downstairs W.C. add valuable practicality to the home. The utility room offers additional worktop space and plumbing for laundry appliances, helping to keep the main kitchen area clutter-free. Adjacent to this is the downstairs W.C., ideal for guests and busy family life. Both spaces are easily accessed from the side entrance, making them perfect for everyday use and enhancing the overall functionality of the property.

BEDROOMS

Upstairs, the property offers three well-proportioned bedrooms, all decorated in a contemporary style. There are two generous double bedrooms, both offering plenty of space for furnishings and storage, along with a comfortable sized third bedroom, ideal as a child's room, home office, or guest space. Each room is bright and tastefully finished, making them ready to move into with minimal effort. The layout provides versatile accommodation, perfectly suited to the needs of a first time buyer, young or growing family.

BATHROOM

The family bathroom offers a sleek and stylish space with quality fixtures and fittings throughout. Designed in a contemporary style, it features a clean, neutral décor that enhances the bright and fresh feel of the room, providing both comfort and functionality for everyday family life.

OUTSIDE

The property enjoys well-maintained outside spaces to both the front and rear. At the front, there is off-road parking provided by a private driveway, offering convenience and practicality for modern family life. To the rear, the garden is easily accessed through large glass doors from the kitchen/diner, creating a seamless flow between indoor and outdoor living. The rear garden is private and enclosed,

making it an ideal space for children to play or for enjoying outdoor dining and relaxation

TENURE

Freehold

OUTGOINGS

Council Tax Band C

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

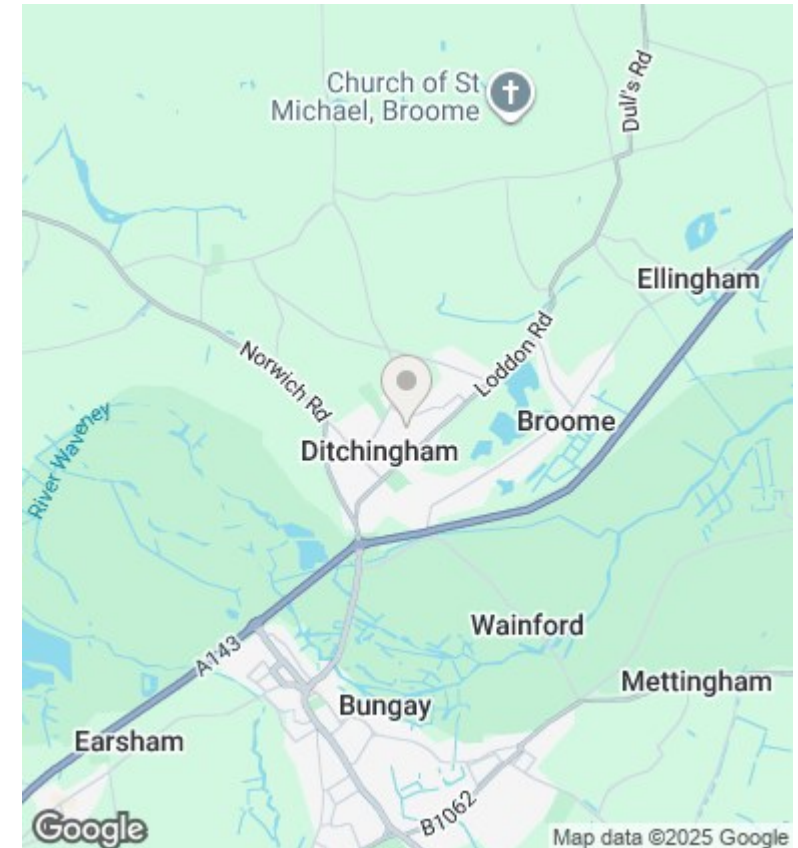
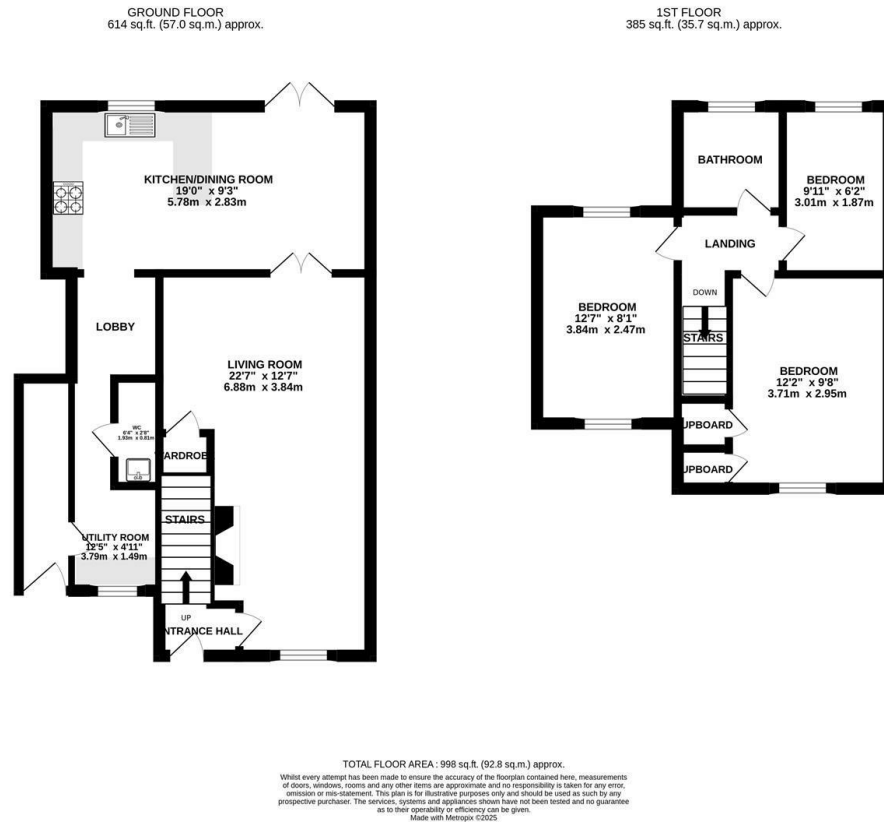
Tel: 01502 442889 Ref: 20886/JD.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com