



Black Horse Lane, Ditchingham BUNGAY NR35 2RB

welcome to

Black Horse Lane, Ditchingham BUNGAY

** ATTENTION INVESTORS, THREE BEDROOM DETACHED BUNGALOW situated in the idyllic village of Ditchingham and close to local amenities. This property has a large garden, workshop, garage, and ample parking. Internally there is the lounge, kitchen/diner, lean-to, shower room and the three bedrooms.

Accommodation

Ground Floor - Bungalow

Entrance Porch

Entrance door into the property with another door leading into Entrance hall.

Entrance Hall

Access to all Bedrooms, Bathroom and Lounge/Diner, Storage cupboard, Radiator, Power points, Carpet flooring.

Lounge/ Dining Room

16' 8" x 10' 10" (5.08m x 3.30m)

Double glazed windows to Front and Side aspects, Could accommodate a range of furniture/ room for Dining table, Access to Kitchen, Over head light fitting, Radiator, Power points, Carpet flooring.

Kitchen

10' 4" Max x 9' 9" Max (3.15m Max x 2.97m Max)

Textured ceiling, Fully tiled walls, Fitted wall and base kitchen units with work surfaces, Sink and drainer unit, Space for washing machine, Fridge and Cooker, Integrated pantry, Power points, Vinyl flooring.

Boot Room

Double glazed window surround to Rear and Side aspects, Door to Side leading outside, Access from Kitchen Area, Tiled flooring.

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to Rear aspect, Textured ceiling, Power points, Radiator, Over head light fitting, Carpet flooring.

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to Front aspect, Textured ceiling, Power points, Radiator, Carpet flooring.

Bedroom 3/ Study

10' 4" x 6' 7" (3.15m x 2.01m)

French doors leading to conservatory, Textured ceiling, Over head light fitting, Radiator, Power points, Currently utilised as a study, Carpet flooring.

Sun Room

Double glazed windows to Side aspects and Door to Rear leading to Garden, Accessible through Bedroom 3/Study, Tiled flooring.

Bathroom

Textured ceiling, Fully tiled walls, Toilet, Wash hand basin, Bath with over head shower, Vinyl flooring.

Outside

Front Garden

Garden to the front of the property with laid lawn, flower beds, shrubbery and trees, Driveway to the side aspect leads around to the rear of the property - where there is yet more parking available and a turning point. Entrance into the property via Entrance Porch.

Rear Garden

Parking provided suitable for multiple vehicles from front garden side access driveway. Single garage. Laid lawn next the garage with room for rotary washing line. Access into the property through Sun Room. Easy access to front of the property with open driveway.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Black Horse Lane,
Ditchingham BUNGAY

- ****GUIDE PRICE £260,000-£280,000****
- Desirable Village Location
- Driveway to Side leading round to Rear Garage
- Kitchen/ Breakfast Room with Handy Pantry
- Conservatory off Bedroom 3/ Study

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£250,000



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Property Ref:
BGY106122 - 0014

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