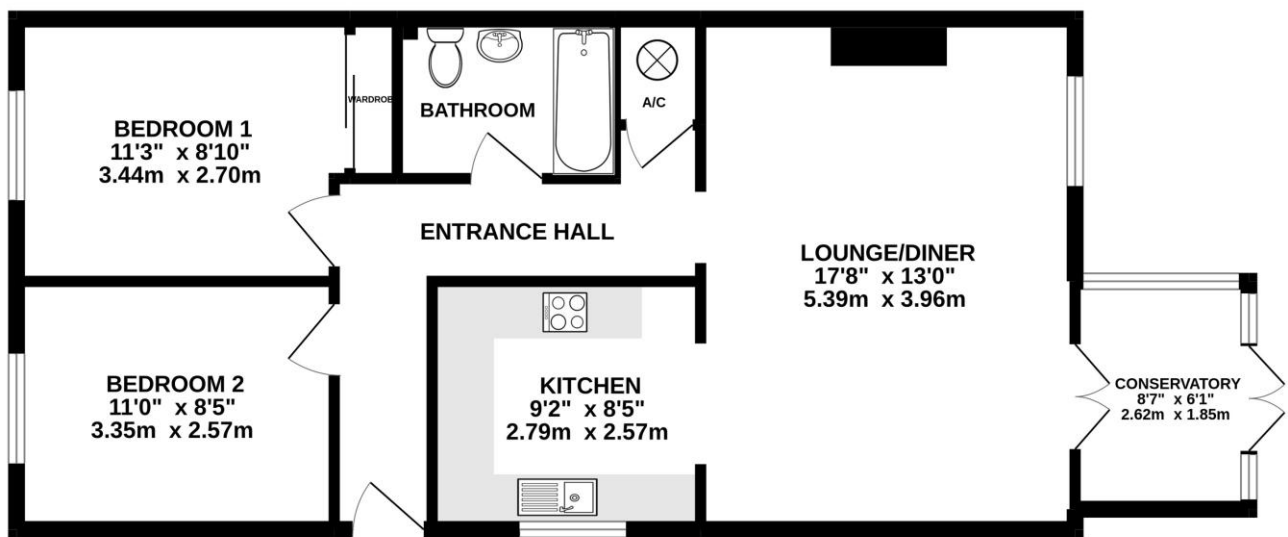




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

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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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

city@arnoldskys.com
01603 620551

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



46 Thwaite Road, Ditchingham, Bungay, NR35 2QH

OIEO £295,000

A beautifully refurbished 2-bedroom semi-detached bungalow in a lovely position opposite open countryside on the edge of the village, with a surprisingly large plot and space to extend (subject to planning).

- Semi-Detached Bungalow
- Stunning Refurbishment
- Two Bedrooms
- Edge of Village Location
- Countryside View

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Property Description

ENTRANCE HALL

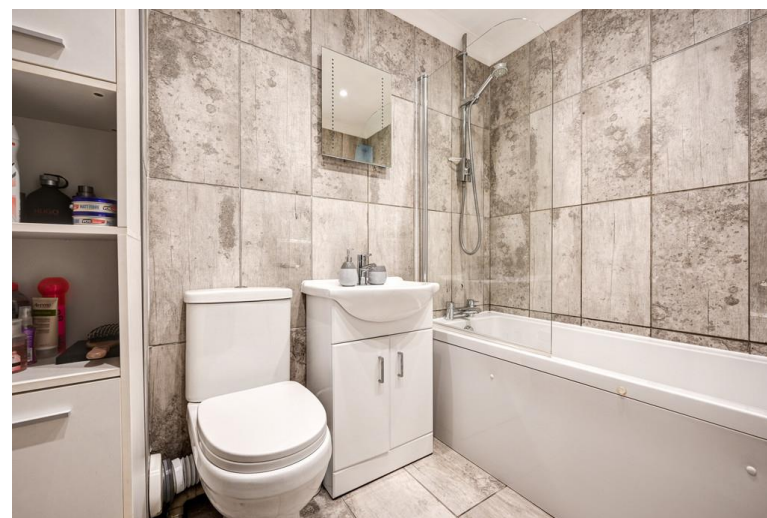
UPVC entrance door with double glazed panel. Tiled floor. Radiator. Built-in cupboard with hot water cylinder. Coving. Loft access hatch.

LOUNGE/DINER

Bamboo flooring. Two designer radiators. Television point. Coving. UPVC double glazed window to rear aspect. UPVC doors to conservatory.

KITCHEN

Corian worktops with cupboards and drawers below and a sink with mixer tap. Matching upstands. Matching wall cupboards and tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Inset Bosch four ring electric hob with a stainless steel extractor above. Slimline Bosch dishwasher. Integrated Bosch washing machine. Pull-out bin/ recycling drawer. Space for fridge/freezer. Tiled floor. Inset ceiling spotlights. Coving. UPVC double glazed window to side aspect.



CONSERVATORY

Tiled floor. Double power point. Wall light. Double glazed skylight window. UPVC double glazed windows to side and rear. UPVC double glazed doors to the rear garden.

BEDROOM 1

Radiator. Large built-in wardrobe with three sliding doors. Coving. UPVC double glazed window to front aspect with countryside view.

BEDROOM 2

Radiator. Coving. UPVC double glazed window to front aspect with countryside view.

BATHROOM

Fully tiled walls and floor and a white suite comprising panelled bath with a mixer shower above, wash basin with cupboard below and a WC. Chrome towel radiator. Extractor. Inset ceiling spotlights. Coving.

OUTSIDE

The garden to the side of the property is laid to lawn and offers the space for an extension (subject to planning). The driveway with an additional shingled parking space leads to a semi-detached single garage with up-and-over door, light and power, overhead storage space. UPVC double glazed window and door. The rear garden is laid partly to lawn and the owners have created a fenced off area for their dogs. There is a paved patio area behind the garage for entertaining and a fenced area screening the oil storage tank. Outside oil fired boiler.

AGENT'S NOTES

Freehold

Mains electricity, water and drainage are connected. Oil fired central heating.

EPC Rating G - please note that since this EPC assessment was carried out, the vendors have carried out improvements which will improve the EPC rating. Council Tax Band 'B' - South Norfolk Council

