



8 Black Horse Lane, Ditchingham

Bungay



Minors & Brady



## 8 Black Horse Lane

Ditchingham, Bungay

A home with space, light, and scope to create your ideal living environment, perfect for anyone looking to renovate, personalise, or invest. This detached bungalow sits on a large, secluded plot in the Norfolk village of Ditchingham, offering versatile accommodation that can be adapted to suit your own style. With two double bedrooms, a flexible office/bedroom, open-plan living and dining areas, a sunroom, and a kitchen with a boot/utility extension, the property provides both practical living and the potential to modernise or extend (stpp). Outside, a private garden, ample parking, and a detached garage/workshop complete the picture, making this a rare opportunity for those seeking a home with space, privacy, and future potential.







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## 8 Black Horse Lane

Ditchingham, Bungay

- Detached bungalow proudly positioned on a large, secluded plot within the Norfolk village of Ditchingham
- Potential to modernise or extend (stpp), with accommodation that can easily adapt to your own preferences and style
- Open-plan living/dining room with a front-facing window that draws in the natural light, inviting relaxation and entertaining
- Kitchen/breakfast room with cabinetry, under-counter areas for appliances and space for a small table, ready to be personalised
- A functional boot/utility room that is an extension of the kitchen, suitable for laundry appliances and additional storage
- Sun room that extends the reception space, offering panoramic views of the garden
- Two double bedrooms, one with built-in wardrobes, along with a flexible office/bedroom
- Bathroom comprising of a classic three-piece suite
- A private garden featuring a large patio, a laid to lawn and storage sheds
- A brick-weave driveway that leads to the rear, offering ample parking, along with a detached garage/workshop for storage options



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### Location

Black Horse Lane is located in the Norfolk village of Ditchingham, a well-established community set amid open countryside and farmland. The lane is within easy walking distance of local amenities, including a general store, post office, primary school, village hall, and a public house, and is surrounded by footpaths and lanes that connect to the River Waveney and nearby green spaces.

The market town of Bungay lies just over a mile to the south, providing a wider selection of shops, cafés, restaurants, and weekly markets, while Beccles, approximately 7 miles to the east, offers additional retail options, leisure facilities, and rail connections.

For access to a regional centre, Norwich is around 20 miles to the north, reachable by road via the B1332 and A143 or by bus services linking the village to surrounding towns. The area offers a mix of residential streets and rural surroundings, with convenient access to local schools, shops, and recreational routes, making it suitable for those seeking a combination of village life and connectivity to nearby towns.





# 8 Black Horse Lane

Ditchingham, Bungay

This detached bungalow occupies a generous, private plot in the Norfolk village of Ditchingham, offering both space and potential. The property provides an excellent opportunity to modernise or extend (stpp), with accommodation that can easily adapt to your own preferences and style.

A light-filled porch entrance, suitable for outdoor wear, leads into a welcoming entrance hall. The open-plan living and dining room features a front-facing window that draws in natural light, creating a comfortable space for everyday living and entertaining.

The kitchen/breakfast room includes fitted cabinetry, under-counter areas for appliances, and space for a small table, ready to be personalised. A functional boot/utility room extends from the kitchen, offering room for laundry appliances and additional storage.

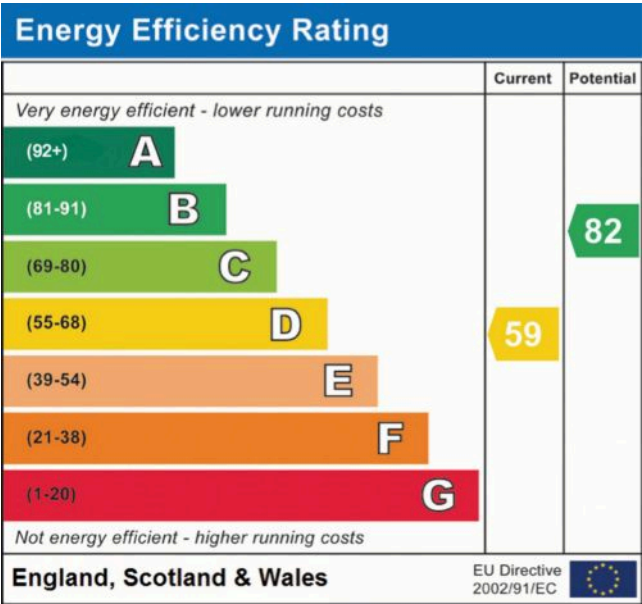
The sunroom expands the reception space and provides wide views of the garden, bringing the outdoors into the home. The bungalow offers two double bedrooms, one with built-in wardrobes, plus a flexible office or third bedroom. The bathroom features a classic three-piece suite.

Outside, the private garden includes a large patio, a laid-to-lawn area, and storage sheds. A brick-weave driveway to the rear provides ample parking, and a detached garage/workshop offers additional storage or workspace options.

This property combines space, flexibility, and potential, all within a sought-after Norfolk village.

### Agents note

Freehold



**Ground Floor**  
**1095 sq.ft. (101.7 sq.m.) approx.**



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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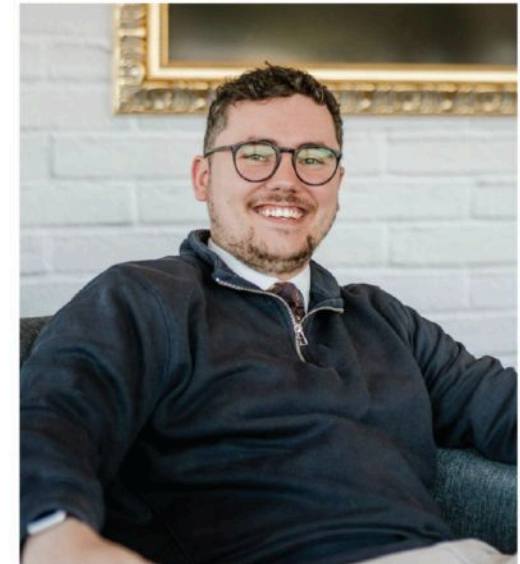
Dreaming of this home?  
Let's make it a *reality*



Meet *Macey*  
Branch Manager



Meet *Bradley*  
Property Valuer



Meet *Ollee*  
Senior Property Consultant

Minors & Brady  
*Your home, our market*



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