



26 Hamilton Way, Ditchingham

Bungay



Minors & Brady

Field views, a quiet position and the reassurance of an NHBC warranty combine beautifully in this nearly new two-bedroom semi-detached home, thoughtfully finished with carefully chosen touches by the current owner. Built in 2024, the property offers modern living with underfloor heating to the ground floor and a tandem driveway providing convenient off-street parking. The welcoming entrance hall leads to a contemporary kitchen presented in soft neutral tones, complemented by monochrome fittings and practical wood-style work surfaces. To the rear, a generous sitting and dining room offers a comfortable and versatile space, with patio doors opening onto the garden and framing the open outlook beyond. Upstairs, two well-proportioned double bedrooms provide flexible accommodation. A modern family bathroom, finished in a cohesive sage green palette, enhances the home's coordinated aesthetic. With its generous garden backing onto open fields and its peaceful setting, this move-in ready home presents an ideal first purchase or downsizing opportunity.

- Peacefully positioned with uninterrupted open field views to the rear, offering a rare sense of privacy rarely found in modern developments
- Built in 2024 and still covered by the NHBC warranty, providing valuable peace of mind and long-term reassurance for any purchaser
- Beautifully presented throughout with carefully selected finishes and a cohesive interior design that enhances the home's contemporary appeal
- Energy-efficient underfloor heating across the ground floor, delivering improved efficiency during colder months
- Stylish, fully fitted kitchen featuring sleek monochrome fixtures, wood-style work surfaces and a tasteful tiled splashback
- Spacious rear sitting and dining room with patio doors that create a seamless flow to the garden and flood the space with natural light
- Two generous double bedrooms offering flexible accommodation, ideal for a principal suite, guest bedroom, dressing room or productive home office



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The Location

Ditchingham is a well-kept village in South Norfolk, close to the Suffolk border. Set within the NR35 postcode area, it sits just under two miles south of Bungay, where you'll find a wider range of shops, cafés and everyday amenities.

Surrounded by the open countryside of the Waveney Valley, Ditchingham enjoys a pleasant rural setting, with a mix of farmland, meadows and pockets of woodland. The River Waveney runs nearby, and the area is popular for walking, cycling and spending time outdoors. The Norfolk Broads are also within easy reach, offering further opportunities to explore the waterways and surrounding countryside.

The village itself has a friendly, traditional feel and benefits from useful local amenities including a village shop, a pub and a primary school. It's a community-minded place, appealing to those looking for a quieter pace of life while still being connected. Ditchingham also has some notable historic links, including Ditchingham Hall, and associations with the Victorian author H. Rider Haggard, who lived locally.

Despite its peaceful setting, the village remains conveniently positioned for access to Norwich and the Suffolk coast via nearby road links, making it a practical choice for both commuters and those simply looking to enjoy countryside living with good connections.



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Ditchingham, Bungay

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Set within a quiet position with open field views to the rear, this beautifully presented two bedroom semi-detached red brick home offers stylish, modern living in a peaceful setting. Built in 2024 and still covered under the NHBC warranty, the property provides the reassurance of a nearly new home with thoughtful finishes and contemporary design throughout.

A tandem driveway to the side offers convenient off-street parking, while the attractive façade gives an immediate kerb appeal.

Stepping inside, the entrance hall creates a welcoming first impression and leads through to a beautifully appointed kitchen, finished in a soft, neutral palette. Monochrome fixtures and fittings are complemented by a sleek tiled backsplash and wood-style surfaces, creating a space that feels both elegant and practical. Cleverly incorporated within this area is a ground floor WC, decorated in a sage green tone that adds a subtle touch of colour.

To the rear of the home, a generous sitting and dining room provides an inviting space to relax or entertain. Carpeted flooring enhances the sense of comfort, while a useful storage cupboard keeps everyday essentials neatly tucked away. It is important to note that the ground floor benefits from underfloor heating, adding a layer of comfort and efficiency.



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Patio doors open directly onto the garden, allowing natural light to pour in and creating a seamless connection between indoor and outdoor living. Upstairs, the central landing leads to two well-proportioned double bedrooms. One is currently arranged as a principal bedroom, offering ample space for furnishings, while the second is used as a dressing room, though equally suited as a guest bedroom or home office depending on needs.

The modern family bathroom continues the cohesive sage green theme introduced downstairs, tying the spaces together with a considered, stylish finish.

Outside, the garden is a particular highlight. A generous patio provides the perfect setting for outdoor dining or summer evenings, leading onto a substantial stretch of lawn that extends towards the open field boundary. The uninterrupted rear outlook enhances the sense of space, making this garden a wonderful extension of the home.

Combining contemporary comfort, attractive interiors and a peaceful setting, this appealing property would make an ideal first purchase for those seeking a move-in ready home in a quiet location with countryside views.

Agents Note

This property will be sold freehold.

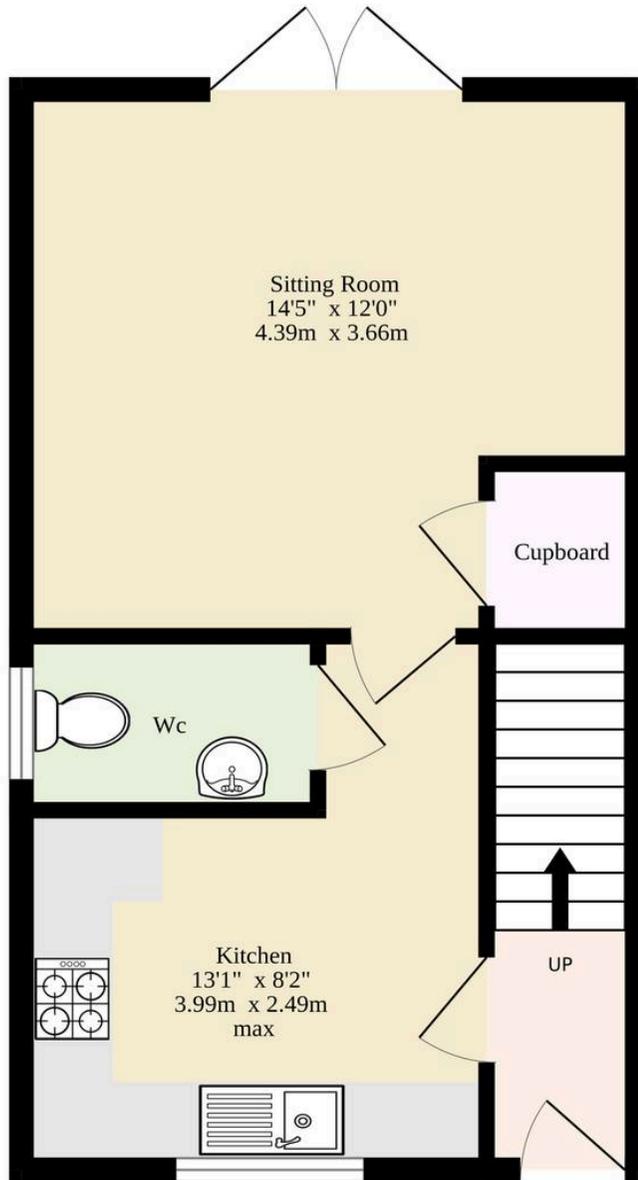
Connected to air-source heat pump, mains water, electricity and drainage.

Section 21 – Please note that the owner of this property is affiliated with Minors & Brady.

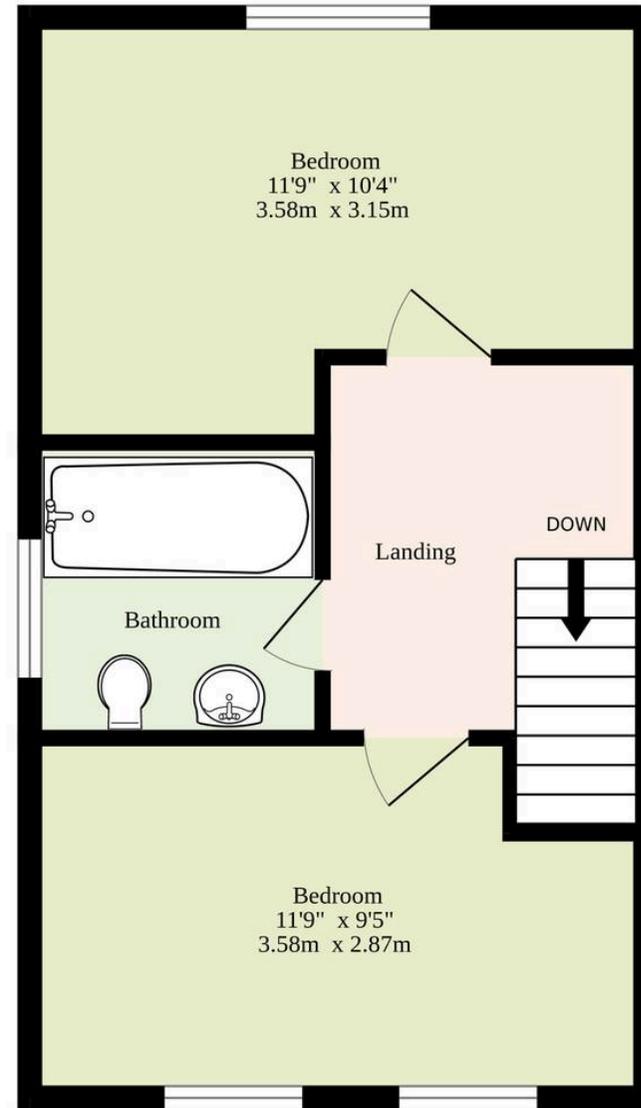


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Ground Floor
336 sq.ft. (31.2 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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