



45 Loddon Road, Ditchingham

Bungay



Minors & Brady

45 Loddon Road

Ditchingham, Bungay

Set back from the road in the charming Norfolk village of Ditchingham, this semi-detached bungalow offers a relaxed, welcoming lifestyle from the moment you step inside. Light-filled rooms, French doors opening onto a private south-facing garden, and a modern kitchen make it easy to enjoy both quiet mornings and relaxed entertaining with friends and family. With two comfortable bedrooms, a brand-new shower room, energy-efficient features, and a versatile outbuilding perfect for a home office or studio, the home adapts effortlessly to your needs. Outside, the lawn, patio, and nearby country walks invite you to embrace the best of village living in a home that's ready to move into and make your own.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

Solar panels are fully owned by the current vendors.

This property is subject to a covenant prohibiting the keeping of chickens, the placement of household bins at the front of the property, and the parking of vans displaying advertising.





M&B

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Ditchingham, Bungay

- Semi-detached bungalow proudly set-back from the road, in the Norfolk village of Ditchingham
- Freshly decorated to a modern standard, ready for you to move straight into and adapt it to suit your own preferences
- Suitable choice for first-time buyers, small families or those looking to downsize
- Energy efficient solar panels and under-floor heating
- Spacious sitting room that is beautifully styled by the current owners, with French doors that open out to the garden
- Kitchen/dining room equipped with quality cabinetry, an integrated oven, a fridge/freezer and French doors
- Two bedrooms offering comfort and privacy, along with a brand-new shower room comprising of a contemporary three-piece suite
- 19ft outbuilding that can be utilised as a home office, a studio, an entertainment bar/snug or as additional accommodation
- A private, south-facing garden featuring a patio for seating arrangements, a laid to lawn and planted beds
- A maintained front garden and a shingled driveway providing off-road parking



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Location

Loddon Road is situated in the village of Ditchingham, in south Norfolk, just over a mile north of the Suffolk market town of Bungay, making it convenient for everyday shopping, dining, and services. Within Ditchingham itself, residents have access to a village shop with post office services, a village hall, and Ditchingham Church of England Primary Academy, the main local school. Secondary education is typically accessed in nearby Bungay, which hosts Bungay High School.

The area is well connected for a rural setting. Local bus services link Ditchingham to Bungay, Beccles, and Diss, providing connections to regional train stations and Norwich for wider travel. While there is no station in the village, Beccles station is within a 15–20 minute drive. The surrounding roads offer straightforward routes to the A143, facilitating car travel to Norwich, Lowestoft, and other nearby towns.

Loddon Road enjoys a scenic countryside setting. The Waveney Valley surrounds the village, with public footpaths and riverside walks providing opportunities for walking, running, or cycling through woodland, meadows, and along the River Waveney. Circular walks around Outney Common and Broome Heath are particularly popular, and longer routes connect to the Angles Way, a waymarked trail stretching across the Norfolk–Suffolk border.



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Set back from the road in the Norfolk village of Ditchingham, this semi-detached bungalow offers a sense of calm and privacy while remaining close to local amenities and scenic countryside. Recently refreshed to a contemporary standard, the property is ready for you to move straight in and make your own. Its practical layout and flexible spaces make it an ideal choice for first-time buyers, small families, or those seeking to downsize, with the added benefit of energy-efficient solar panels and under-floor heating.

A welcoming entrance hall sets the tone for the home, leading into a bright and airy sitting room. Carefully styled by the current owners, the room features French doors that open directly onto the garden, allowing natural light to fill the space and creating an inviting backdrop for both quiet evenings and casual entertaining.

The kitchen/dining room is equipped with quality cabinetry, an integrated oven and fridge/freezer, and its own set of French doors, seamlessly connecting indoor dining with the outdoor garden.

The bungalow offers two bedrooms, each providing comfort and privacy, alongside a brand-new shower room that features a contemporary three-piece suite, including a large walk-in shower.

Adding to the appeal is a 19ft outbuilding, offering versatile space that could serve as a home office, studio, entertainment bar, or extra accommodation, catering to modern working or leisure needs.

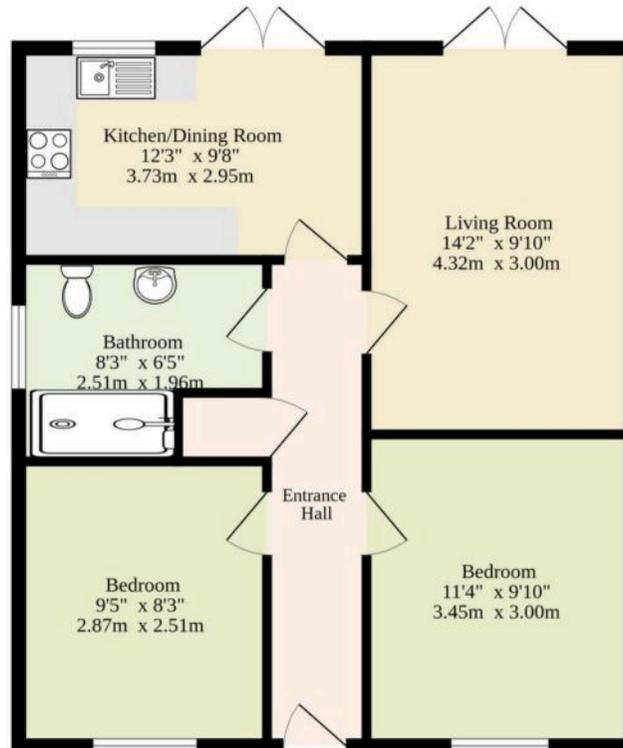
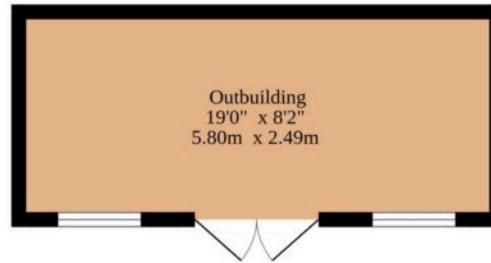
The south-facing garden is designed for both relaxation and enjoyment, with a patio perfect for morning coffee or alfresco dining, a neatly laid lawn, and mature planted beds that add seasonal interest. The front garden is equally well cared for, complemented by a shingled driveway providing off-road parking.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
707 sq.ft. (65.7 sq.m.) approx.



Sqft Includes The Outbuilding.

TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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Your home, our market

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