



51 Pirnow Street
Ditchingham | Norfolk | NR35 2SA

FINE & COUNTRY

MOVING WITH THE TIMES



“From a former silk mill to local maltings, now an attractive group of contemporary homes, this is a development that’s rich in history and enjoys a lovely green setting looking out over sports fields. The homes are beautifully styled, nodding to their heritage with timber clad frontage, but with all mod cons within. Part of a welcoming community, walking distance from plenty of amenities and well placed for main roads and transport links, the lifestyle here is an enviable one.”



KEY FEATURES

- An Attractive and Beautifully Presented Semi-Detached Home in the Village of Ditchingham
- Spacious Dimensions Throughout Featuring an Open-Plan Sitting and Dining Room Layout
- Three Double Bedrooms: Two Bath/Shower Rooms
- The Master Bedroom benefits from an En-Suite Shower Room and Fitted Wardrobes
- Stunning Kitchen including Integrated Appliances and Ground Floor WC
- Enclosed Rear Garden with Patio, Ideal for Outside Entertaining
- Two Designated Off-Road Parking Spaces & Additional Visitor Parking Provided
- The Accommodation extends to 1,020sq.ft
- Energy Rating: B

This house is part of an exclusive and very desirable development set between the village of Ditchingham and the market town of Bungay, walking distance of all the amenities both have to offer. There's a lovely sense of community among the residents here and you're sure to receive a warm welcome. The house itself is both spacious and attractive, well maintained and beautifully light and airy. This is an all-round excellent property for any couple or family.

A Modern Home With History

These homes form part of a small cluster called 'Waterside Maltings'. There was originally a silk mill here, built in the early 1800s and later converted into a maltings. The U.S. Army used the building for storage in World War Two and the site later fell into disrepair. It was then brought back to life, the maltings restored and rebuilt and additional properties added by a well-respected family firm, with this house completed in 2014. The developer said at the time that they wanted to reuse as much of the original building as possible to retain the heritage of the site, as well as building the new homes sympathetically. They confirmed that these were no ordinary new builds but instead nodded to the history of the old mill. As such, the whole area is highly attractive and has been incredibly well maintained. People here take pride in their homes and the grounds are always kept spick and span. You have all the ease of a modern home but the charm and kerb appeal of something timeless.





KEY FEATURES

Superlative In Every Sense

The sense of quality continues throughout the house itself and the owners explain that little extras like the sturdy feel of the solid interior doors, the branded kitchen appliances such as the Neff oven, plus the fine feel of the sanitaryware and bathroom fittings all show that this is a superior property. The design is another bonus – this is a wonderfully bright and well-proportioned property and it's a joy to spend time here. The main reception has generous sitting and dining areas, with bifold doors in both and open access to the kitchen from the latter, so everything feels lovely and open. It's a great layout for social occasions and for family – you can easily keep an eye on little ones, whether they're playing inside or in the secure garden, while there's plenty of space for teens to withdraw into the generous double bedrooms to have their own space. The homes here are popular with retirees too, thanks in part to the strong sense of community.

From Country To Coast And More!

The residents here have a Facebook group where they can stay in touch and help each other out. There's plenty going on in the surrounding area too – you can head for lovely country walks or go visit the nearby Broads or the coast, but if you prefer sport, you have a football club and running club over the road and a golf course just five minutes away. There's a ladies' gym too. Walk across the common with your dog, or head into Bungay for coffee and cake at the deli, or a pub lunch. You're only 20 minutes from Norwich and less than ten minutes from Beccles, Loddon, Harleston and several other attractive towns and villages – so you're spoilt for choice!

Agents Note

There is a service charge of £32.75 per month payable to the property management company.













INFORMATION



On The Doorstep

This residence enjoys an ideal location within the Waveney Valley, just a brief walk from the charming market town of Bungay. The vicinity offers a variety of picturesque countryside walking and cycling routes, including the excellent fishing and dog-walking opportunities at Broome Pits. Ditchingham, a nearby village, features essential amenities such as a church, pubs, and a primary school, and is also the location of Ditchingham Hall and Gardens. The unspoiled heritage coastline of Suffolk, featuring the delightful beaches of Southwold and Walberswick, is conveniently situated at a short distance from the property.

How Far Is It To?

Situated just a mile away from the thriving market town of Bungay, this property enjoys proximity to a range of amenities. The town itself offers a variety of services, including shops, schools, doctors, antique shops, restaurants, cafes, The Fisher Theatre, and leisure facilities like an indoor pool, sports centre, football, and golf clubs. Excellent public transport links are available, with buses connecting to Beccles, Halesworth, Harleston, Norwich, and other destinations. For rail travel, the nearest stations are Beccles or Diss, providing train links to London Liverpool Street.

Directions - Please Scan The QR Code Below

Head out of Beccles towards Bungay on the B1062. Follow this road for approximately 5 miles and just after the 30mph signs for Bungay, turn right onto Wainford Road. This road continues onto Pirnhow Street. Continue along the road until you get to a sharp left hand turning, continue on and the property can be found on the right hand side opposite Bungay Football Club.

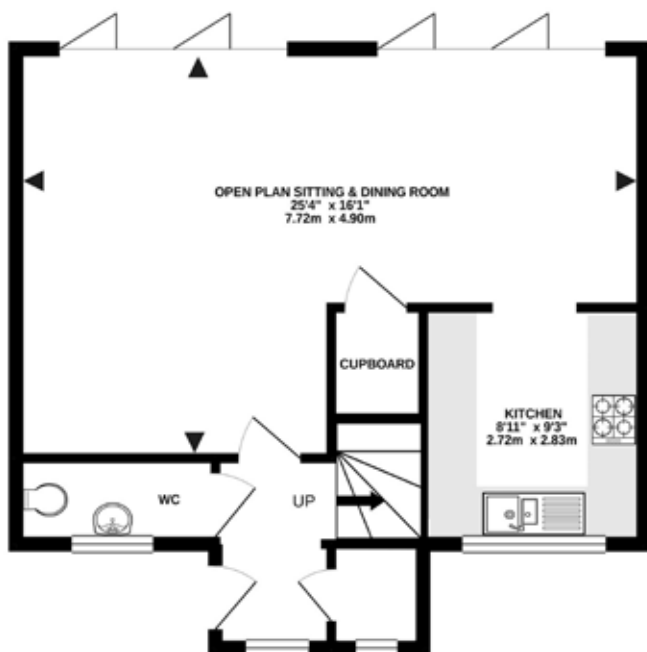
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [mining.brightens.skater](#)

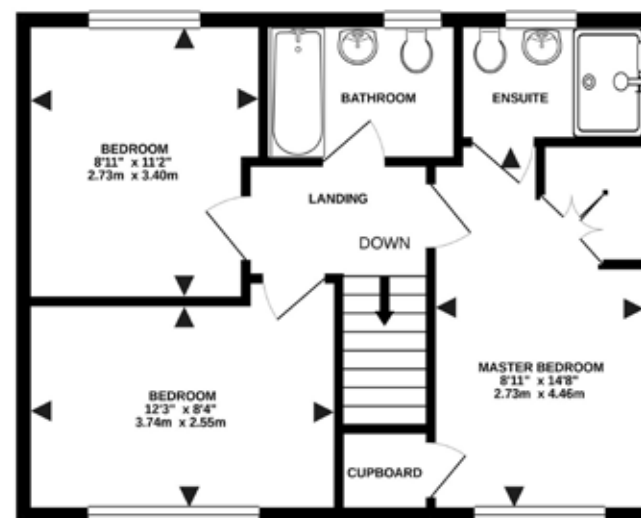
Services, District Council and Tenure

Gas Central Heating; Mains Water; Mains Drainage
South Norfolk District Council; Council Tax Band C
Ultra-Fast Broadband Available (current supplier is Sky)
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Freehold





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

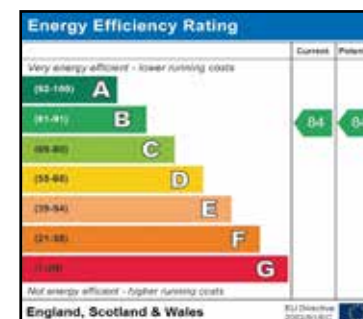


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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