



**The Maltings Pirnhow Street, Ditchingham Bungay NR35 2SA**



**welcome to**

**The Maltings Pirnhow Street, Ditchingham Bungay**

This stunning three story mid terrace house is situated in the sought after Waterside Drive development which was converted from the original Silk Mill. Finished to a high standard, the property offers open plan living and three generous bedrooms, study, en suite, lounge, kitchen and balcony.



## Description

Welcome to this beautifully presented three-bedroom mid-terraced home, set within the highly sought-after Ditchingham Maltings development. Steeped in history and surrounded by the scenic Norfolk countryside, this exclusive development offers a peaceful yet well-connected location, just minutes from the charming market town of Bungay. With excellent local amenities, schools, and transport links, this is an ideal home for families, professionals, or those seeking a relaxed lifestyle with modern comforts.

### Entrance Hall

Front door, window to front aspect, radiator.

### Cloakroom

WC, wash hand basin, tiled surrounds, radiator, tiled flooring.

### Lounge

15' 5" Max x 16' Max ( 4.70m Max x 4.88m Max )  
Bi fold doors to rear, understairs cupboard, radiator, ceiling light.

### Kitchen

10' 6" x 10' 9" ( 3.20m x 3.28m )  
Double glazed windows to front aspect, fitted kitchen with a range of wall and base units, stainless steel 1.5 bowl sink and drainer, work surfaces, tiled surrounds, oven, hob, cooker point, cooker hood, integrated dishwasher, integrated washing machine, integrated fridge/ freezer, radiator, water softener.

### Landing

Stairs from ground floor, stairs to second floor, radiator, door to:

### Balcony

Decking area.

### Bedroom One

11' 9" x 10' 9" ( 3.58m x 3.28m )  
Double glazed window to front aspect, fitted wardrobes, radiator.

### En Suite

Double glazed window to front aspect, shower with shower cubicle, part tiled surrounds, wash hand basin, extractor fan, shaver point, heated towel rail.

### Bedroom 4/Study

8' 7" x 6' 3" ( 2.62m x 1.91m )  
Double glazed window to rear aspect, radiator.

### Second Floor Landing

Double glazed window to rear aspect, loft access, radiator, cupboard housing gas boiler, doors to:

### Bedroom Two

11' 8" x 8' 4" ( 3.56m x 2.54m )  
Two double glazed windows to front aspect, fitted wardrobes, radiator.

### Bedroom Three

8' 1" x 8' 4" ( 2.46m x 2.54m )  
Double glazed window to rear aspect, radiator,

### Bathroom

Double glazed window to front aspect, heated towel rail, bath with mixer taps, shower attachment, shower screen, wash hand basin, extractor fan, WC, part tiled surrounds.

### Outside

The rear garden consists of a patio area and decorative stone, offering a low maintenance space. There are outside power points and an outside tap. There is gated access to the path leading to the front and parking spots.



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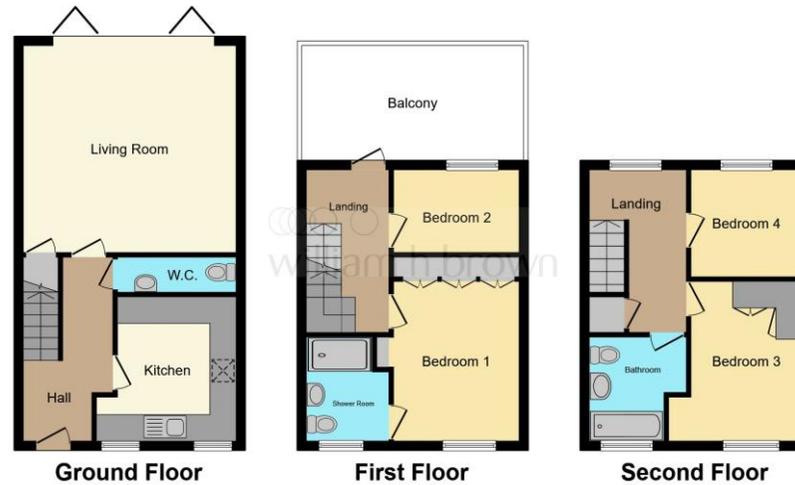


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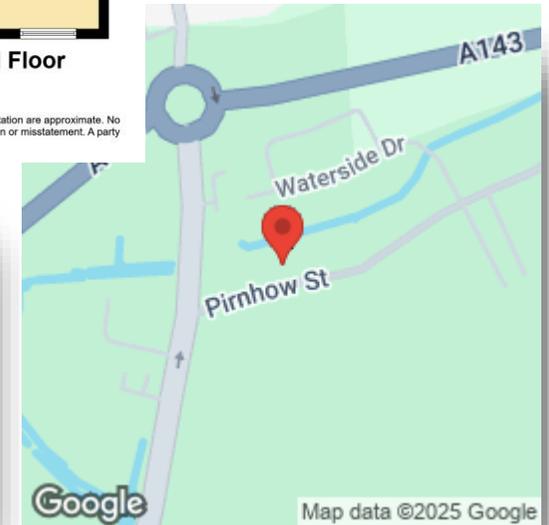
- 3 Story Mid Terraced Property
- Separate Study/Office
- Rear Garden & Balcony
- Two Allocated Parking Spaces
- Sought After Development
- Finished To High Standards
- Stunning Modern Family Home
- Close To Local Amenities

Tenure: Freehold EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**£285,000**



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Property Ref:  
BGY106676 - 0003

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