

The Maltings Pirnhow Street, Ditchingham Bungay NR35 2SA

## welcome to

## **The Maltings Pirnhow Street, Ditchingham Bungay**

Situated in one of Bungay's most desirable residential pockets, this beautifully presented four-bedroom home is the ideal blend of modern living and countryside charm. With generous living space inside and out, and a prime end-plot position, it's a property that's sure to impress.













cupboards.

#### Description This spacious home boasts four generously sized Cloakroom

double bedrooms, perfect for growing families or

those seeking additional work-from-home space. The

master suite is a true retreat, featuring double doors

that open onto a private balcony-ideal for enjoying morning coffee or evening sunsets. The heart of the

home is the expansive kitchen, with ample worktop

space and storage to meet every culinary need. The

wraparound L-shaped garden, creating a wonderful indoor-outdoor flow. Being an end-plot, the garden

is both private and larger than average-perfect for

Tucked away in a peaceful corner of the stunning

Malting's development, this home enjoys a tranquil setting on the edge of Bungay. The property

overlooks the local playing fields with far-reaching views across the marshes beyond, offering a semirural feel while still being conveniently placed for access to both Norwich and Beccles. The area is guiet

and family-friendly, set back from main roads but

bright and welcoming living room benefits from

stylish bi-fold doors that lead directly to the

entertaining, gardening, or simply relaxing.

Laminate flooring, toilet, sink, window to side aspect, half tiled walls.

### Lounge

18' 8" x 14' 2" ( 5.69m x 4.32m ) Laminate flooring, bifold doors to rear garden, ceiling light, radiator.

#### Kitchen

14' 2" x 8' 11" ( 4.32m x 2.72m )

Tiled flooring, matching wall and base units with integrated fridge freezer, oven washing machine and dishwasher, drop in sink, windows to front aspect, spotlights, radiator.

### Landing

Carpeted stairs and landing, radiator, ceiling light.

#### **Bedroom 1**

14' 2" x 12' 10" ( 4.32m x 3.91m ) Carpet flooring, fitted wardrobes, double doors to private balcony, ceiling light, radiator.

#### **En-Suite**

Laminate flooring, shower, toilet, sink, window to side aspect, towel radiator, ceiling lights.

#### **Bedroom 3**

Carpet flooring, windows to front aspect, ceiling

#### Accommodation

#### **Entrance Hall**

Laminate flooring, radiator, ceiling light, x2 storage

## **Bedroom 4**

light, radiator.

**Bedroom 2** 

14' 2" x 9' 10" ( 4.32m x 3.00m )

aspect, radiator, ceiling light.

Carpet flooring, windows to front aspect, radiator, ceiling light, fitted wardrobes.

14' 2" max x 12' 8" max ( 4.32m max x 3.86m max ) Carpet flooring, fitted wardrobe, windows to rear

#### **Bathroom**

Laminate flooring, built in cupboard, towel radiator, window to side aspect, toilet, sink, bath with overhead shower, partially tiled walls.

#### **Outside**

The property benefits from a private balcony off the master bedroom, and a L shaped garden with patio area and artificial turf. Along with 2 private parking spaces to the front of the property.

close enough to enjoy all the amenities Bungay has to offer.

Location



14' 2" x 9' 10" ( 4.32m x 3.00m )





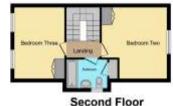
## welcome to

## The Maltings Pirnhow Street, Ditchingham Bungay

- Charming 3 Storey Home
- 4 Spacious Double Bedrooms
- Master Bedroom With En-Suite & Private Balcony
- Private Rear Garden & 2 Parking Spaces
- Fantastic Location, Close To Local Amenities
- \*\*No Chain\*\*
- Viewings Highly Recommended

Tenure: Freehold EPC Rating: C Council Tax Band: D

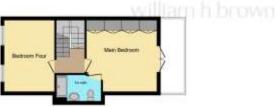






First Floor

This floor plan is for Rustrative purposes poly. It is not sharm to ocals. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. You do not form part of any agreement. No labelity is taken for any once, omission or missistenent. A purp



# £300,000









postcode not the actual property





Property Ref: BGY106000 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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