



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



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## **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.



## Description

This spacious home boasts four generously sized 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 bright and welcoming living room benefits from stylish bi-fold doors that lead directly to 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 entertaining, gardening, or simply relaxing.

## Location

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 semi-rural feel while still being conveniently placed for access to both Norwich and Beccles. The area is quiet and family-friendly, set back from main roads but close enough to enjoy all the amenities Bungay has to offer.

## Accommodation

### Entrance Hall

Laminate flooring, radiator, ceiling light, x2 storage cupboards.

### Cloakroom

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

14' 2" x 9' 10" ( 4.32m x 3.00m )  
Carpet flooring, windows to front aspect, ceiling

light, radiator.

### Bedroom 2

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

### Bedroom 4

14' 2" x 9' 10" ( 4.32m x 3.00m )  
Carpet flooring, windows to front aspect, radiator, ceiling light, fitted wardrobes.

### 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.



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## 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



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.flooragent.com

# £300,000



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