



49 PIRNHOW STREET

DITCHINGHAM, NR35 2SA



This stylish home has been thoughtfully transformed into a beautifully presented three-bedroom family home, blending its historic charm with modern comfort.

Upon entering, you are welcomed into a spacious hallway featuring a cloak cupboard and a separate WC. Stairs rise to the first floor, while a door leads into the stunning open-plan sitting and dining room. This light-filled living space boasts two sets of bifold doors opening onto the rear garden, perfect for entertaining or enjoying peaceful evenings. The dining area flows seamlessly into a stylish, contemporary kitchen complete with a useful breakfast bar.

Upstairs, the first floor offers three well-proportioned bedrooms. The master benefits from en-suite shower facilities, while the remaining two bedrooms are served by a modern family bathroom.

Externally, the home offers an attractive front garden which is maintained by the management company and a fully enclosed private rear garden. A paved terrace leads to a neatly lawned area with a path to a timber garden store, equipped with power and light. The property also includes two allocated parking spaces in a nearby private parking area, with

additional visitor spaces available.

Located just a short distance from the charming town of Bungay and offering an easy commute to Norwich, this exceptional home combines convenience, character, and contemporary style in a truly unique setting.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold. Annual service charge of approximately £38 per month towards the upkeep of the front garden and parking area.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – C





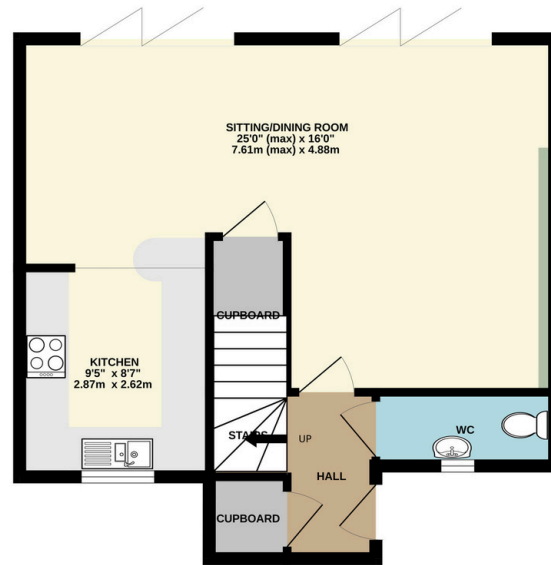
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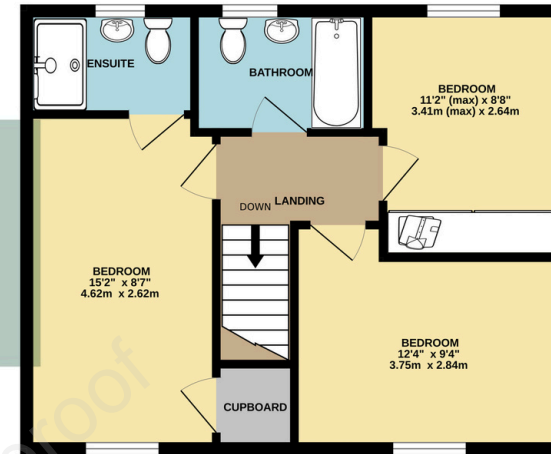


FLOOR PLAN

GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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