



27 PIRNHOW STREET

DITCHINGHAM, BUNGAY, NR35 2SA



An Elegant Waterside Residence in a Historic Setting. Originally part of the former maltings and silk mill, this distinguished development has been thoughtfully transformed into an exclusive collection of waterside homes.

**Number 27 presents an elegant three-storey residence, beautifully blending contemporary living with the charm of its heritage surroundings.**

Nestled on the Norfolk-Suffolk border, Ditchingham is a picturesque and well-regarded village offering a peaceful rural lifestyle within easy reach of essential amenities. Residents enjoy a welcoming community, local shop, primary school, village hall and attractive green spaces. Scenic footpaths weave through the surrounding countryside, while the nearby River Waveney and the historic market town of Bungay provide further leisure and convenience. Excellent road links offer straightforward access to Norwich, the Broads and the wider region, making Ditchingham an ideal setting.

Upon entering the home, a welcoming hallway leads to a cloakroom/WC and a superb open-plan kitchen, dining and sitting area with bi-folding doors opening onto the private rear garden.

On the first floor, the impressive principal bedroom benefits from an

en-suite shower room and direct access to a generous balcony.

The top floor comprises two further well-proportioned bedrooms and a stylish family bathroom, completing this thoughtfully arranged home.

Externally, the property enjoys two allocated parking spaces along with additional visitor parking, ensuring convenience for both residents and guests.

#### SERVICES

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.

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – C

#### AGENT NOTES

Subject to monthly service charge. More information available upon



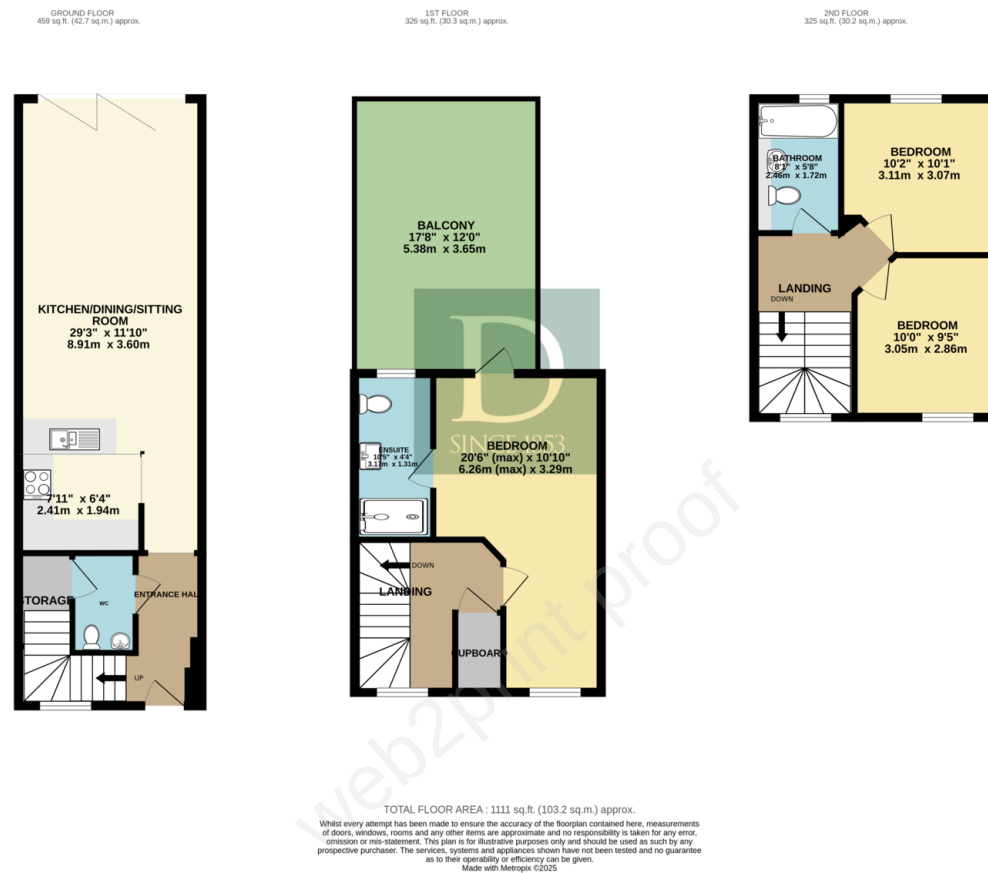


NO ONWARD  
CHAIN





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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### CONTACT US

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