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*Pirnhow Street,  
Ditchingham, Bungay.*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



Beccles - 5.1 miles  
Halesworth - 9.1 miles  
Norwich - 15.2 miles  
Southwold - 16.6 miles

**A superb opportunity to purchase this deceptively spacious, immaculately presented four bedroom, three storey town house. This versatile home sits within the former Ditchingham Maltings Conversion offering a modern living experience coupled with the charm and history of site. The property boasts an exceptional standard of finish coupled with space in abundance, with high ceilings and large rooms throughout. Outside we find a modest garden whilst off the master bedroom a fantastic balcony provides the perfect spot to enjoy breakfast or soak up the evening sun. The property benefits from two allocated parking spaces and exceptional views over the Waveney Valley. Viewing is essential.**



### Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and exceptional ceiling heights that run throughout the home are instantly apparent. Stairs rise to the first floor and doors open to the ground floor accommodation. Stepping to our left we find the impressive kitchen breakfast room, two high windows fill the room with natural light whilst an exceptional, modern range of high gloss wall and base units are set against imperial red granite work surfaces and up-stands. The double oven, hob and extractor are fitted along with a large fridge freezer, dishwasher and washing machine. Tiled flooring further complements the room and ample space is made for informal dining. Stepping back through the hall the karndean wooden effect flooring that lines the entrance flows through into the sitting/dining room adding to the feeling of space and we pass the generous ground floor cloakroom. The sitting/dining room provides a vast space designed around modern family living and entertaining alike. Bi-folding doors open the garden filling the room with natural light and allowing the garden to become a seamless part of the living space through the summer months. Climbing the stairs to the first floor we find our first two bedrooms. Set to the front and enjoying the open views back toward Bungay we find the first generous double bedroom, whilst set to the rear we find the master suite. This space offers a superb double bedroom with a full wall of built in wardrobes, a door opens to the en-suite which echoes the superb standard of finish we find throughout with a double width shower, basin and w/c set against a modern range of tiles. Further complimenting the master bedroom french doors open to the impressive balcony which offers the perfect spot to start and the end the day catching the sun at either end. Climbing the second staircase we step onto the upper floor, here we find two further double bedrooms, the smaller is set to the front enjoying the elevated views whilst the larger again enjoys the impressive views toward Ditchingham Village and the Waveney Valley beyond. On the landing we step into the family bathroom. Again fitted to an excellent standard we find a bath with shower and screen over, wash basin and w/c all set against a modern range of tiled wall splash backs. The bathroom opens to the boiler room which provides exceptional storage and houses the gas combination boiler. This completes the accommodation.













## Outside

Entering Waterside Drive we approach the parking area for this attractive development and find our two parking spaces set directly to the front of this imposing property. An attractive flower bed garden is stocked with small shrubs that contrast against the red brick of the building whilst our path leads to the front door. At the rear access from the parking leads to gated entrance to the garden whilst from the sitting/dining room, bi-folding doors allow the living space and garden to become one, perfect for family life and summer entertaining. An attractive patio space leads from the bi-folding doors whilst the main of the garden is laid to an attractive artificial lawn. Timber fencing secures the space. On the first floor a door from the master bedroom leads out to the generous balcony providing a further spot to enjoy the early morning and evening sun, the balcony is framed with an attractive brick wall with iron railings to the front looking onto the weir.

## Location

The property occupies a semi rural position on the outskirts of the village of Ditchingham set on the northern edge and within easy walk of the Market Town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains electricity. Mains water. Mains drainage.  
Gas central heating. Direct fibre optic broadband  
Energy Rating: C

## Local Authority:

South Norfolk Council  
Tax Band: D  
Postcode: NR35 1HE

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. A service charge is payable for maintaining the grounds and lighting for the public areas, this is approx. £360. per annum.

**Guide Price: £305,000**



TOTAL FLOOR AREA: 1301 sq.ft. (120.8 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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To arrange a viewing, please call 01986 888160

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Beccles 01502 710180  
Diss 01379 644822  
Norwich 01603 859343  
Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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