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Pirnhov Street,
Ditchingham, Bungay.

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McINTYRE
ESTATE AGENTS

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

Forming part of the much sought after Waterside Drive development we are delighted to offer this exceptionally well presented, deceptively spacious upper-floor apartment. This penthouse boasts the largest footprint of the apartments offering a vast open plan kitchen/dining/living experience which leads onto the balcony. Further accommodation through a wide entrance hall comprises of three double bedrooms with the master enjoying an en-suite and again access to the balcony. An immaculate principle bathroom completes the main accommodation whilst a wealth of storage is found. Externally we find two off road parking spaces and a range of communal green spaces.

Inside The Home

Entering the building via the front door we step through the delightful communal entrance where we find both stairs and lift access to all floors along with doors leading to the communal bin area and metre cupboards. Arriving on the upper floor we step into the property through the front door. Upon entering the property we are welcomed by a wide, bright entrance hallway where the scale of this apartment is instantly apparent to our left we find a large cloaks cupboard. On the right we find the principle bathroom. This spacious room is fitted to an excellent standard and boasts a large bath with shower and screen above. A pedestal basin and w/c complete the fittings and tiled flooring and splash backs compliment the space. Stepping along the hall we find a second large cupboard opposite the master bedroom. The master bedroom offers a delightful bright space with a window looking to the rear and door opening directly to the balcony providing a perfect spot for a morning coffee. A range of fitted wardrobes are found along with a matching dressing table and fixed headboard. The en-suite shower room echoes the high standard of finish throughout and boasts a double width shower, wash basin and w/c again complemented by tiled walls and flooring. Set to the front of the property we find the two further double bedrooms both enjoying twin windows that offer a stunning view of the Waveney Valley back toward Bungay. The first of these enjoys fitted wardrobes whilst the second currently serves a superb size study/snug. Stepping across the hall we pass the walk in boiler cupboard. A door to the rear opens to the living area where the real 'wow factor' of the property is found. This exceptional open plan living/dining and kitchen space has been designed around modern living and entertaining. Windows to both the front and rear aspect fill the space with natural light whilst a door opens to the delightful balcony perfect to enjoy outside throughout the year. Approaching 30.ft the space is un-compromised and offers versatile dining and sitting whilst the kitchen which is set to the front of the property again enjoys the far reaching views. The kitchen itself is fitted to the high standard found throughout the home and boasts a modern range of wall and base units which contrast against the wooden effect work surfaces and incorporate the fridge freezer, dish washer and washing machine. A fitted oven and hob are set below the extractor fan whilst the sink is set below one of the two windows. A large breakfast bar provides a divide between here and the vast living space.









Outside

To the front of the building we find our two allocated parking spaces and access to the main communal entrance to the apartments. Number 23a is set on the upper floor (accessed via both stairs and a lift) providing a penthouse living experience. To the front of the property we enjoy exceptional views over the Waveney Valley towards Bungay. At the rear doors open from both the main living space and the master bedroom to a delightful balcony providing the perfect spot to enjoy the evening sun and offering a view over the beck below and towards Ditchingham village. A variety of communal green areas surround the site whilst the apartment has use of the cycle store.

Location

The property occupies a semi rural position on the outskirts of the village of Ditchingham set on the northern edge of Bungay and enjoying the most stunning views of the Waveney Valley from its elevated position. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, bars and The Fisher Theatre (now showing films). Leisure facilities include an indoor swimming pool & health centre and well regarded golf club. An hourly weekday bus links us to the Cathedral City of Norwich approx 30 mins drive to the North and offering a mainline train link to London Liverpool Street (1hr 54mins) and international airport. 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. Gas Central Heating
Mains Water. Mains Drainage.
Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR35 2SA

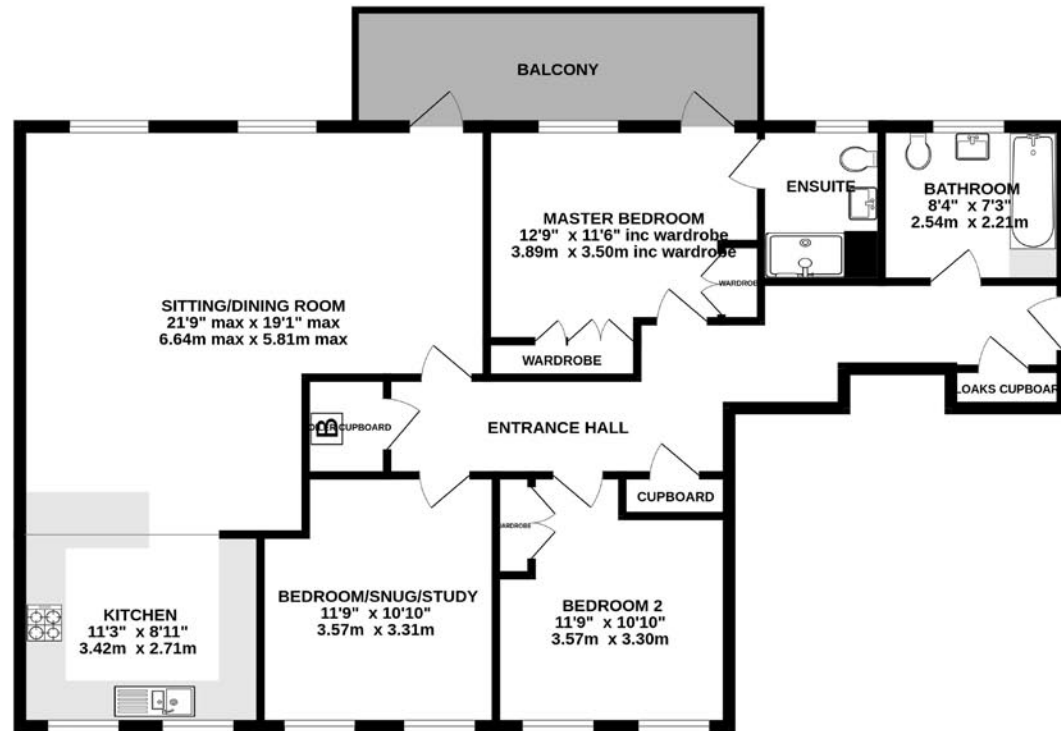
Tenure

Leasehold Property. 999 Year Lease from Jan 2013
(987 Years remaining as of 13/01/2025).
The property is subject to an annual ground rent of
£366.56 and a monthly service charge of £396.00
(including building insurances)

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.

Guide Price: £225,000



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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

Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

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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