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*Pirnhov Street,
Ditchingham, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer CHAIN FREE a stunning first-floor apartment located within the highly popular Waterside Drive development in Ditchingham. This property features a well proportioned, modern, open-plan living and kitchen area that provides direct access to a private balcony. The accommodation includes a master bedroom with an en-suite, a second double bedroom, a main bathroom and enjoys superb views, with the convenience of two allocated parking spaces.

Accommodation comprises briefly:

- Communal Entrance (Stairs & Elevator)
- Entrance Hall
- Open Plan Living
- Modern Fitted Kitchen
- Master Bedroom & En-Suite
- Second Double Bedroom
- Main Room
- Balcony
- Two Allocated Parking Spaces



Property

Entering the building via the front door we step through the delightful communal entrance where stairs and an elevator rise to the first floor leading to 21a. Stepping into the property we are welcomed by the entrance hallway where doors lead to all of the rooms and two large cupboards provide our storage solution. Pushing open the first door we step into the exceptional master bedroom, at over 18.ft this generous room provides a superb master suite that enjoys an array of built in wardrobes. Two windows look onto the recreational grounds and meadows beyond whilst a door opens to the attractive en-suite shower room. Stepping along the hall we pass the second double bedroom which again enjoys the view to the front whilst at the head of the hallway we find the main bathroom. Finished to the exceptional standard found throughout the apartment this generous room boasts a bath, sink and wash basin set against contemporary wall and floor tiles. Completing the internal space we step from the hall into the vast open plan living/dining/kitchen space. Designed around entertaining this impressive dual aspect room measures at over 28.ft further enhancing the feeling of space that flows throughout the apartment. A window looks onto the rear and door opens to the balcony providing a private elevated outside space to enjoy the view of the 'beck' internally ample space is made for furnishings and at the front of the space we find our kitchen. Fitted to a superb standard the modern units incorporate the cooker, hob and extractor along with a fridge freezer, washing machine and dishwasher. A window enjoys the view to the front and our sink is set below.



Outside

The front of the building includes allocated parking spaces for two vehicles, leading directly to the main communal entrance for the apartments. 21A features a private ☐

Location

The property occupies a semi rural position on the outskirts of the village of Ditchingham set on the northern edge 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

All mains connected. Gas central heating.

Energy Rating: B

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2SA

What3Words: ///seeing.paper.infects

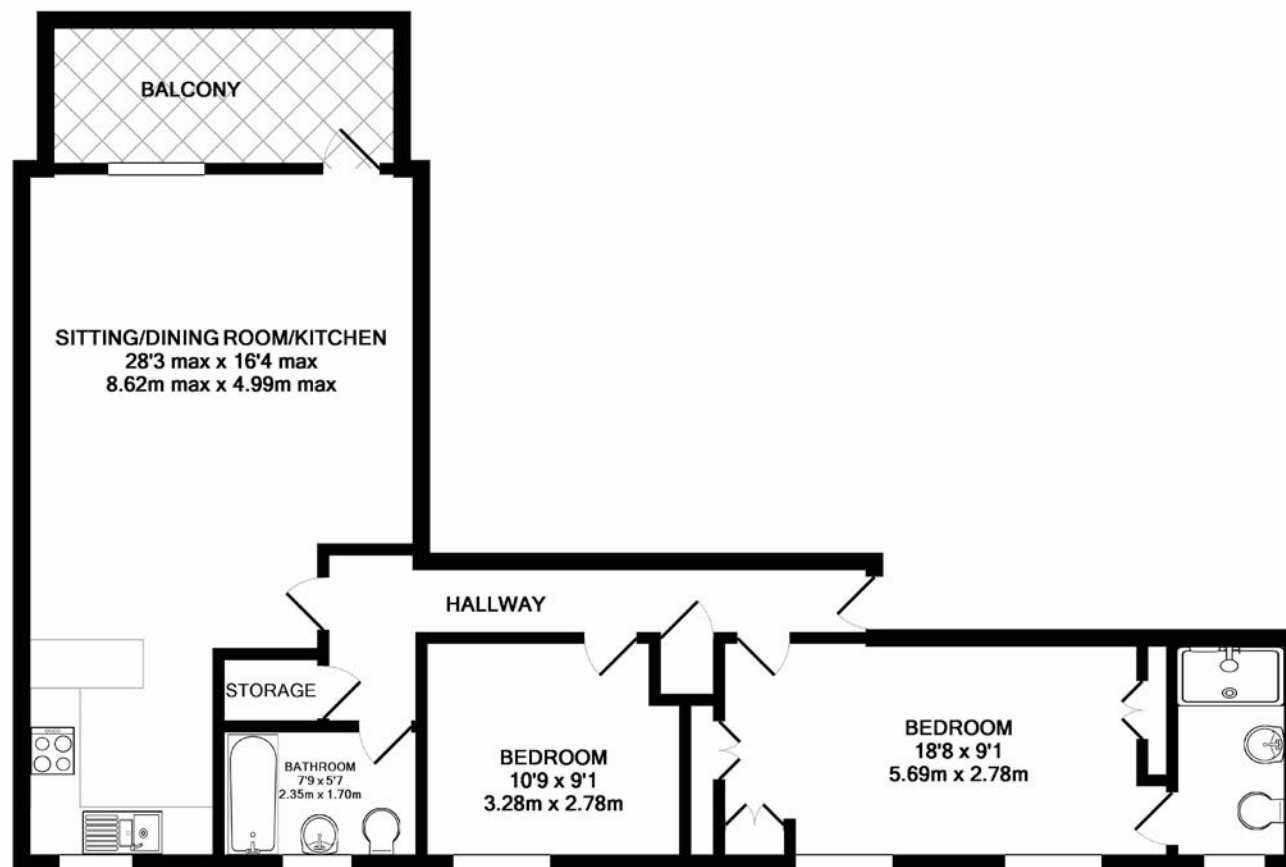
Tenure

Leasehold Property. 100 Year Lease from Jan 2015 (90 years remain). £366.56 per annum Ground Rent. £256.60 per month service charge.

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.

Guide Price: £175,000



TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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