



51 PIRNHOW STREET

DITCHINGHAM, BUNGAY, NR35 2SA



Located in the popular village of Ditchingham, 51 Pirnow Street is a delightful modern home offering stylish open-plan living in an attractive countryside setting — ideal for commuters and families alike.

The property welcomes you with an entrance hall featuring a useful storage cupboard and stairs rising to the first floor, along with a convenient ground floor WC. At the heart of the home is a spacious open-plan sitting and dining area, beautifully designed for modern living and entertaining, with two sets of bi-fold doors opening onto the enclosed rear garden and allowing plenty of natural light to flood the space.

The contemporary kitchen is thoughtfully positioned to the front of the property and fitted with a range of stylish units.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom further benefits from its own en-suite shower room.

Externally, the property enjoys a small open garden area to the front and a lovely enclosed rear garden. Two allocated parking spaces are situated nearby within the residents' parking area.

Ideally positioned in the countryside

yet conveniently close to the popular market town of Bungay, the property also offers excellent commuting access to Norwich, making it a superb choice for those seeking both rural charm and connectivity.

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. 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





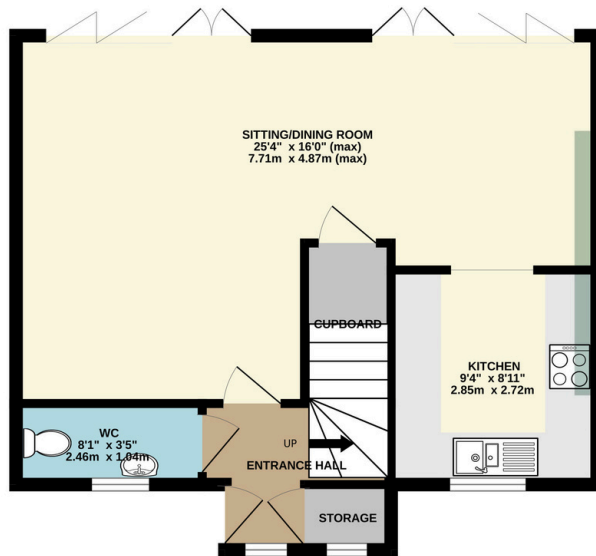
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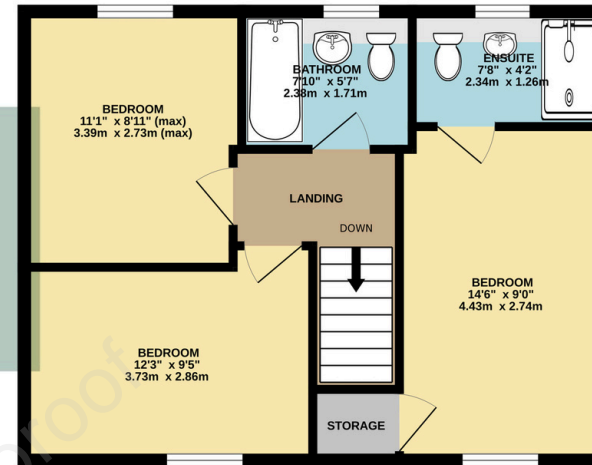


FLOOR PLAN

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



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SINCE 1853

TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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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