

47 PIRNHOW STREET

DITCHINGHAM, BUNGAY, NR35 2SA



Positioned on the former Maltings development in the sought-after village of Ditchingham, this beautifully presented modern three-bedroom family home offers stylish, contemporary living with an exceptional rear garden.

The property is entered via a welcoming entrance hall with stairs rising to the first floor, a useful walk-in storage cupboard, and a convenient ground floor cloakroom. The heart of the home is the impressive open-plan sitting, dining and kitchen area, creating a bright and sociable living space. The kitchen enjoys a pleasant outlook to the front, while two sets of bi-fold doors open onto the rear garden, allowing plenty of natural light and providing seamless indoor-outdoor living.

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

Outside, the gardens are a real highlight of the property. The beautifully landscaped rear garden measures approximately 13.51m x 7.92m (44'4" x 26'0") (stms) and has been thoughtfully planted to create a wonderful space for relaxing, entertaining and enjoying the outdoors. The property also benefits from two allocated parking spaces located nearby.

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 £572.58 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



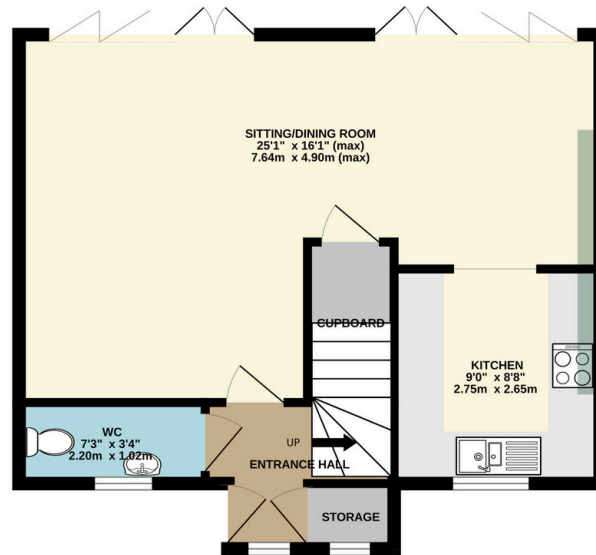




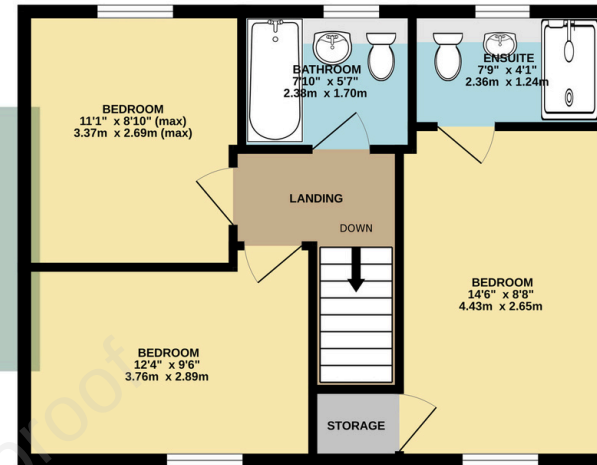


FLOOR PLAN

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



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



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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