



Pirnhov Street, Ditchingham, Bungay.

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ESTATE AGENTS

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

An exceptional opportunity to purchase this immaculately presented family home situated on the popular Ditchingham 'Maltings' development. The property has been beautifully kept and improved by the current owners offering a superb open plan living, dining and kitchen space, ideal for modern family life and entertaining alike, upstairs three generous double bedrooms complement the accommodation with the main bedroom boasting an en-suite. Contemporary kitchens and bathrooms throughout boast a high spec finish. Outside the larger than average plot has been carefully landscaped providing a stunning patio and garden area whilst we find two allocated parking spaces conveniently positioned by the front door.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Open Plan Living / Dining Room
- Kitchen
- Main Bedroom & En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Landscaped Gardens
- Off Road Parking



Pirnhov Street, Ditchingham.

The Property

Stepping under the storm porch we enter this stunning family home via the entrance hall, where the impeccable standard of finish that runs throughout the property is instantly apparent. Stairs rise to the first floor whilst the boiler room houses the combination boiler and provides an excellent storage area for our coats and boots. Along the hall we pass the contemporary cloakroom before we enter our living space. This stunning open plan sitting & dining room measures just over 25 feet providing the perfect space for family living and entertaining alike. Light fills the space from a large window to the front aspect whilst bi-folding doors provide an exceptional focal point to the room and open to our stunning patio and gardens. Stepping into the dining area a large under stairs cupboard provides further storage and our dining room opens to the kitchen. The kitchen is fitted with an extensive range of modern wall and base units set against contrasting timber effect work surfaces. The units incorporate our fridge freezer, washing machine and dishwasher whilst an electric oven and gas hob are inset below the extractor. Windows to two aspects fill the space with light which reflects off the tiled flooring. To the front aspect the property benefits from recently fitted internal shutters both up stairs and down. Returning to the hall we climb the stairs to the first floor. To the rear of the property we find our first two double bedrooms, both enjoy a view of the rear gardens whilst the larger boasts fitted wardrobes. The family bathroom is set at the head of the stairs and is fitted to the high standard found throughout. Tiled flooring and walls complement the bathroom suite which comprise a bath with shower and screen over, w/c and wash basin. Completing the accommodation is our main bedroom suite. A generous double room which boasts a full wall of built in wardrobes. A window looks over the recreational ground and meadows beyond whilst a door opens to the en-suite shower room.



Outside

From the highway we enter the development passing the brick and wrought iron boundary to the car park area. Two spaces are allocated to the property conveniently set close to the front door. The front garden is open plan and mainly laid to lawn, framed by box hedging with low lying flower beds. A path leads us under the storm porch to the front door whilst a gate opens to the rear gardens. The rear garden is fully enclosed by timber fencing and has been landscaped to an exceptional standard. A generous patio area leads from the bi-folding doors in the lounge providing the perfect spot for entertaining and relaxing alike. The main of the garden is laid to lawn which is surrounded by flowering beds set behind timber sleepers. The beds are packed with a range of perennial flowers and shrubs filling the boundaries with colour. A second patio area provides the perfect spot for a table and chairs and is complemented by loose slate chippings.



Location

The property occupies a semi rural position on this attractive development in the small 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas Fired Central Heating
Mains Water
Mains Electricity
Mains Drainage

Local Authority:

South Norfolk Council

Council Tax Band: C

Energy Performance Rating: B

Postal Code: NR35 2SA

Tenure

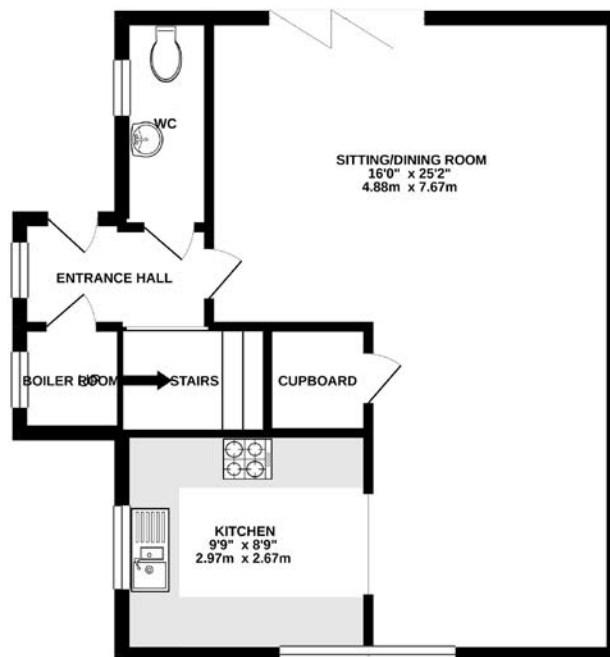
Vacant possession of the freehold will be given upon completion.

Agents' Note

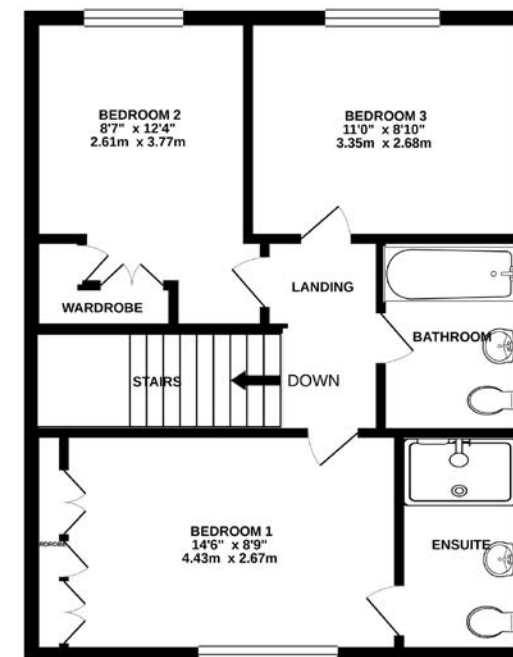
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft (94.1 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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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.