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*Pirnhov Street,  
Ditchingham Suffolk*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

A great opportunity to purchase this beautifully presented family home. The property has been improved by the current owners offering open plan living, ideal for family life and entertaining alike, upstairs three generous double bedrooms compliment the accommodation whilst contemporary kitchens and bathrooms throughout boast a high specification finish. Outside, the larger than average plot provides a large patio and garden area. Inspection by viewing is essential to appreciate the space and impeccable standard on offer.

**Accommodation comprises briefly:**

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

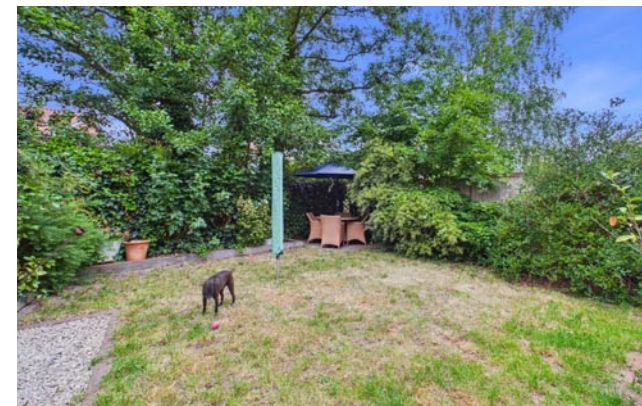
**Property**

Stepping under the storm porch we enter this lovely 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 with Victorian ailer above. The boiler room houses the combination boiler and provides an excellent storage area for our coats and boots. Stepping through the hall we pass the contemporary cloakroom before we enter our generous 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 flows from the pair of tri-folding doors which provide an exceptional focal point to the room and open to the large patio and garden. Stepping into the dining area we find large under stairs cupboard providing superb storage which is large enough to offer a study area if required. The kitchen flows open plan from the dining area and is fitted with an extensive range of high gloss wall and base units set against contrasting timber effect work surfaces. The units incorporate our fridge freezer, washing machine and dishwasher whilst an electric double oven and gas hob are inset below the extractor. A stainless steel sink is set below a large window which fills the space with natural light and takes in a view over the front garden and recreational ground beyond. Returning to the hall we climb the stairs to the first floor. To our right we find our second and third bedroom, both generous double rooms. The larger set to the front enjoys a view over the recreational ground and fields beyond. At the rear our third bedroom overlooks the stunning rear garden and 'beck' that dissects the development. The family bathroom is set at the head of the stairs and is fitted to the high standard found throughout. Tiled walls compliment the bathroom suite which comprises a bath with shower attachment over, w/c and wash basin. Completing the accommodation is our master bedroom suite, a generous double room which boasts a large over stairs cupboard and an exceptionally finished, fitted L-shape wardrobe. A window looks over the recreational ground and meadows beyond whilst a door opens to the ensuite shower room where we find a contemporary double width shower, wash basin and w/c.









## Outside

From Pirnhow Street we enter the development via the car park area on Waterside Drive. Two spaces side by side are allocated to the property with a path leading a short distance past the brick and iron railing boundary to the front door. The front garden is laid to lawn, framed by box hedging and beautiful lavender bushes. A path leads us under the storm porch to the front door whilst to the side of the house a gate opens to the rear gardens. The rear garden is fully enclosed and the majority has been laid to lawn. Two generous flower bed surround the lawned garden home to roses and mature colourful bushes. A separate patio area on the far side of the garden offers a separate, more secluded area for entertaining. A generous patio area leads from the pair of tri-folding doors in the sitting/dining room providing the perfect spot for entertaining and family living alike.

## Location

The property occupies a semi rural position on the outskirts of the village of Ditchingham set on the northern edge of Bungay. Opposite The Maltings is Bungay Town Football Club with tennis courts and cricket pitch open to all ages. 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, but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating, mains electricity, water and drainage.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2SA

What3Words: ///gobbles.cuter.seeing

## Tenure

Vacant possession of the freehold will be given upon completion.

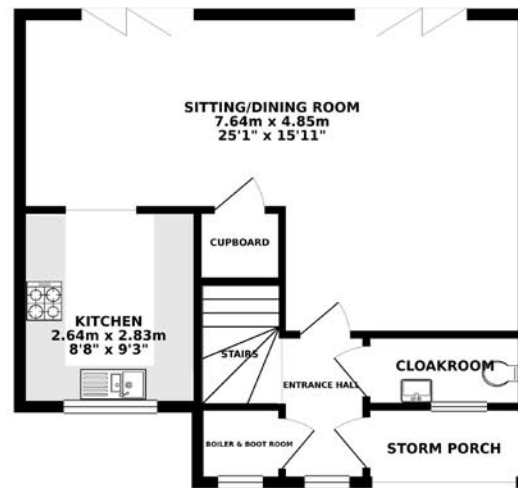
Service Charge: Approx. £456

## Agents' Note

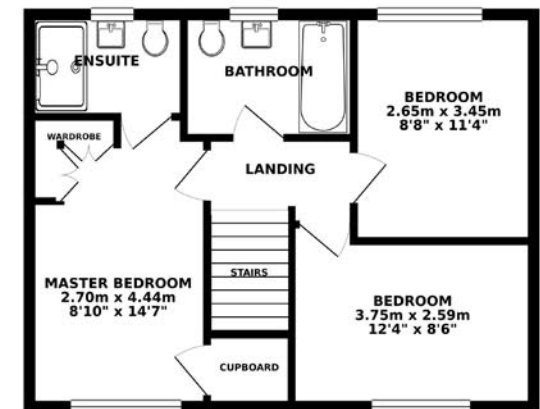
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £280,000**

GROUND FLOOR 51.32 sq. m.  
( 552.37 sq. ft. )



1ST FLOOR 45.62 sq. m.  
( 491.00 sq. ft. )



TOTAL FLOOR AREA : 96.93 sq. m. ( 1043.37 sq. ft. ) 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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## Disclaimer

In accordance with Section 21 of the Estate Agents Act 1979, we declare that a member of staff has a personal interest in the sale of the property.

**To arrange a viewing, please call 01986 888160**

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

[www.muskermcintyre.co.uk](http://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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