

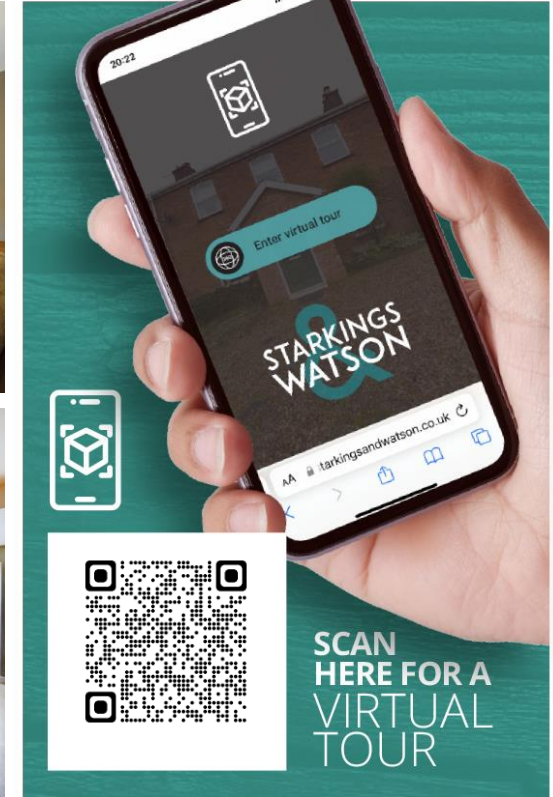
THE MALTINGS

Pirnhow Street, Ditchingham NR35 2SA

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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- No Chain!
- Three Storey Townhouse
- Presented In Excellent Order
- Sitting/Dining Room Opening Onto Garden
- Four Double Bedrooms Over Two Floors
- Two Bathrooms & W/C
- Landscaped Gardens & Private Balcony
- Exclusive & Private Development

IN SUMMARY

NO CHAIN! Presented in IMMACULATE ORDER and 'dressed to impress' is this STUNNING THREE STOREY TOWNHOUSE situated on a CORNER PLOT within the EXCLUSIVE DEVELOPMENT of the MALTINGS in DITCHINGHAM. The property benefits from TWO ALLOCATED PARKING SPACES, private and landscaped rear garden, balcony off the main bedroom and FIELD VIEWS to the front. Internally you will find on the ground floor a WC, fully fitted and integrated kitchen and the very impressive open plan reception space with BI-FOLDS onto the rear garden. On the first floor you will find the main bedroom to the rear with a range of built in WARDROBES, EN-SUITE and BALCONY as well as a double bedroom to the front. On the top floor, TWO FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM. The accommodation is highly flexible and can be configured in a number of different ways.

SETTING THE SCENE

The property is approached via the communal entrance into one of the communal parking areas

where you will find two allocated and private parking spaces directly in front of the main entrance door to the side of the building.

THE GRAND TOUR

Entering the property via the main entrance door to the side you will find a hallway with stairs to the first floor, under stairs cupboard, larder cupboard and the W/C. The fully fitted integrated kitchen can be found to the left with solid worktops and plenty of cupboard storage, there are integrated appliances to include fridge/freezer, dishwasher, washing machine, gas hob with extractor and electric double oven/grill as well as under counter lighting. The other room to the ground floor is the stunning open plan reception opening onto the rear garden via bi-folding doors. The reception has ample space for sitting and dining with wood effect flooring. Leading up to the first floor landing you will find stairs leading up to the second floor landing and access to the two bedrooms on this level. There is a comfortable double room to the front overlooking the fields currently used as a second reception space. The main bedroom is located to the rear with an array of built in wardrobes, a stunning private balcony, the perfect spot for a morning coffee and the en-suite shower room. Heading up to the second floor landing you will find the main family bathroom with built in airing cupboard and shower over bath as well as two further double bedrooms. One is located to the front and one to the rear.

THE GREAT OUTDOORS

The private, landscaped rear garden is a sunny and



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secluded haven benefitting from artificial lawn, timber fencing enclosing the space, a pretty terrace ideal for outside dining leading from the bi-folding doors in the main reception room, a timber shed for storage and a mature tree providing coverage. Being situated on the end of the row, this means the property benefits from a corner plot offering a little more outside space than the others. There is also a secure gate in the garden to the rear providing direct access if required.

OUT & ABOUT

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2014 to match the style of the former silk mill which stood on this site since c1832. Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Butchers, Post Office, Hardware Store, Restaurants and Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library and Optician, together with a good bus service to Norwich and beyond.

FIND US

Postcode : NR35 2SA

What3Words : ///beside.cunning.standards

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a shared annual charge for all residents for the upkeep and maintenance of the communal areas in the region £447 Per Annum.

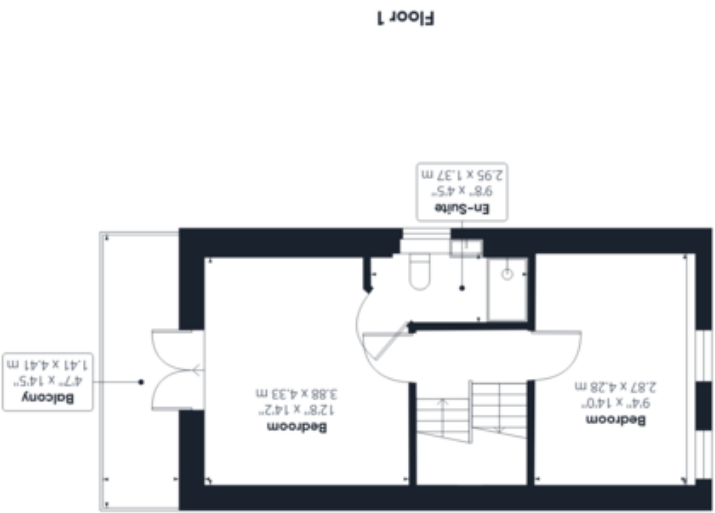
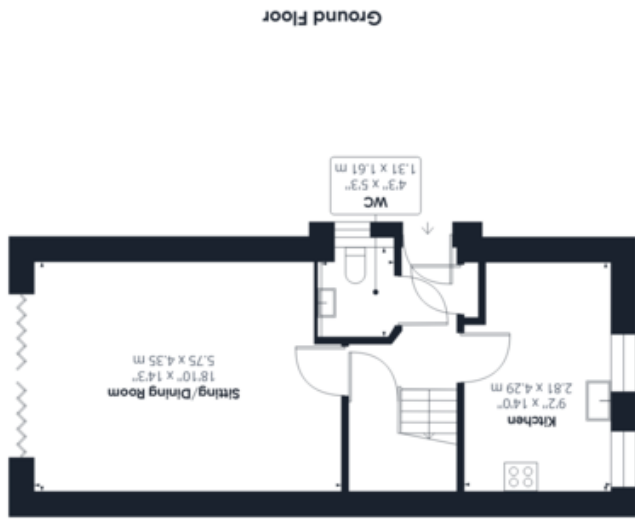
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1315.71 ft²

122.23 m²