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*Pirnhov Street,  
Ditchingham, Bungay*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



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

Forming part of the original Maltings building we are pleased to offer this stunning, spacious apartment set within the popular Waterside Drive development. The property offered with NO ONWARD CHAIN has been freshly decorated including new carpets throughout and boasts a vast, modern open plan living/dining and kitchen area which opens to a balcony terrace whilst, the main bedroom enjoys an en-suite. A second generous double bedroom, main bathroom and large store cupboard further compliment the space. Outside we find two allocated parking spaces, communal grounds and a bin store and cycle shed. Viewing is essential.

The Property comprises briefly:

- Communal Entrance
- Entrance Hall
- Open Plan Living/Dining Room & Kitchen
- Modern Fitted Kitchen
- Main Bedroom & En-Suite
- Second Double Bedroom
- Bathroom
- Attractive Balcony
- Two Allocated Parking Spaces



### The Property

Entering the building via the front door we step through the delightful communal entrance before climbing the stairs or using the elevator to the second floor. Stepping into the property we are welcomed by the entrance hallway where doors lead to both bedrooms, bathroom and the stunning open plan living space. Pushing open the first door we step into the first of the double bedrooms which is set to the front aspect. Adjacent we find the impressive master bedroom which boasts a spacious en-suite bathroom and again being set to the front aspect enjoys a view of the recreational ground and Bungay in the distance. Central to the property is the main bathroom where the impressive finish that runs throughout the apartment is apparent. A contemporary white suite offers a bath with shower and screen, w/c and wash basin set against attractive tiled walls and splash-backs. Back in the hall we pass the large store cupboard and step to the rear of the property, where we find the living, dining and kitchen. This open plan space is designed around modern living and entertaining as the impressive sitting/dining area flows into the kitchen. The living space enjoys a large window to the rear with French doors which open to the balcony ideal when entertaining. In the kitchen we find a range of high gloss units set against contrasting work surfaces. A window is set over the sink whilst we find the cooker, gas hob and extractor fitted. Our appliances are integrated and boast a fridge freezer, washing machine and dishwasher whilst leaving ample storage.



## Outside

To the front of the building we find allocated parking for two vehicles and access to the main communal entrance to the apartments. Number 7 is set on the second floor floor accessible by stairs and a lift. From the French doors in the open plan living area we step onto an exceptional timber decked balcony area which offers a superb space for outside entertaining and enjoys the early evening sun. the communal grounds offer a variety of green space and benefit from a communal bin store and cycle shed.

## Location

The property occupies a semi rural position on the outskirts of the 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, electricity and drainage connected.

EPC Rating: B

### Local Authority

South Norfolk Council

Tax Band: B

Postcode: NR35 2SA

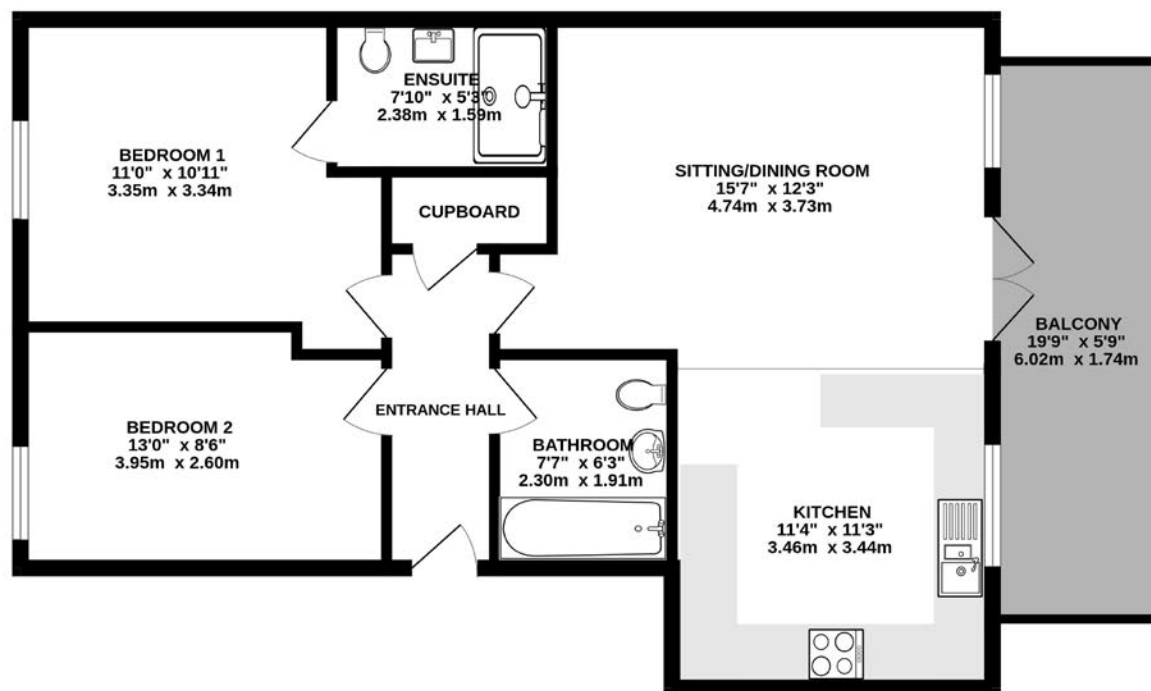
### Agents Note

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.

### Tenure

Leasehold Property. 999 Year Lease from Jan 2013 (988 Years remaining as of 20/11/2023). £366.40 per annum Ground Rent. Monthly service charge £261.03. We advise these are checked by your legal advisor due to constantly being under review.

## GROUND FLOOR 717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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To arrange a viewing, please call 01986 888160

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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.

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