



THE MALTINGS

35 PIRNHOW STREET, DITCHINGHAM, NR35 2SA



A desirable 4-bedroom mid-terraced property located in a highly sought-after area. Boasting a delightful community atmosphere and spacious accommodations spread over three floors.

Upon entering through the front door, you are greeted by a welcoming hallway that serves as a central space, connecting to the reception rooms and a convenient WC. To the left, the well-equipped kitchen features built-in appliances and a gas hob, offering ample cupboard space and brightened by large windows. Proceeding to the rear of the property, the living/dining room creates a spacious family area, providing adaptable living arrangements. Bi-fold doors open up to the garden, enhancing the indoor-outdoor connection. Moving to the first floor you will find two bedrooms, with the main bedroom featuring a contemporary en-suite bathroom and fitted wardrobes. Adding to the appeal, this level showcases a charming balcony, cherished by the present owners for its sunny atmosphere and cosy retreat. The second floor encompasses two more bedrooms and a family bathroom, completing the layout of this property. At the front of the property, there are two designated parking spaces, with an additional visitor's parking space. Towards the rear, is a meticulously maintained and easy to manage garden.

Located in the Waveney Valley, it is conveniently positioned just a brief walk from the market town of Bungay. The surrounding area offers various picturesque countryside walking and cycling routes, in addition to the enticing Broome Pits, ideal for fishing or leisurely dog walks. Ditchingham boasts amenities such as a church, pubs, and a primary school, while also being the residence of Ditchingham Hall and Gardens. The pristine heritage coastline of Suffolk, featuring the charming beaches of Southwold and Walberswick, is easily accessible within a short distance.

TENURE - Freehold

SERVICES - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY- East Suffolk Council – Band C

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553. Please note the vendor will do all viewings.

EPC – B

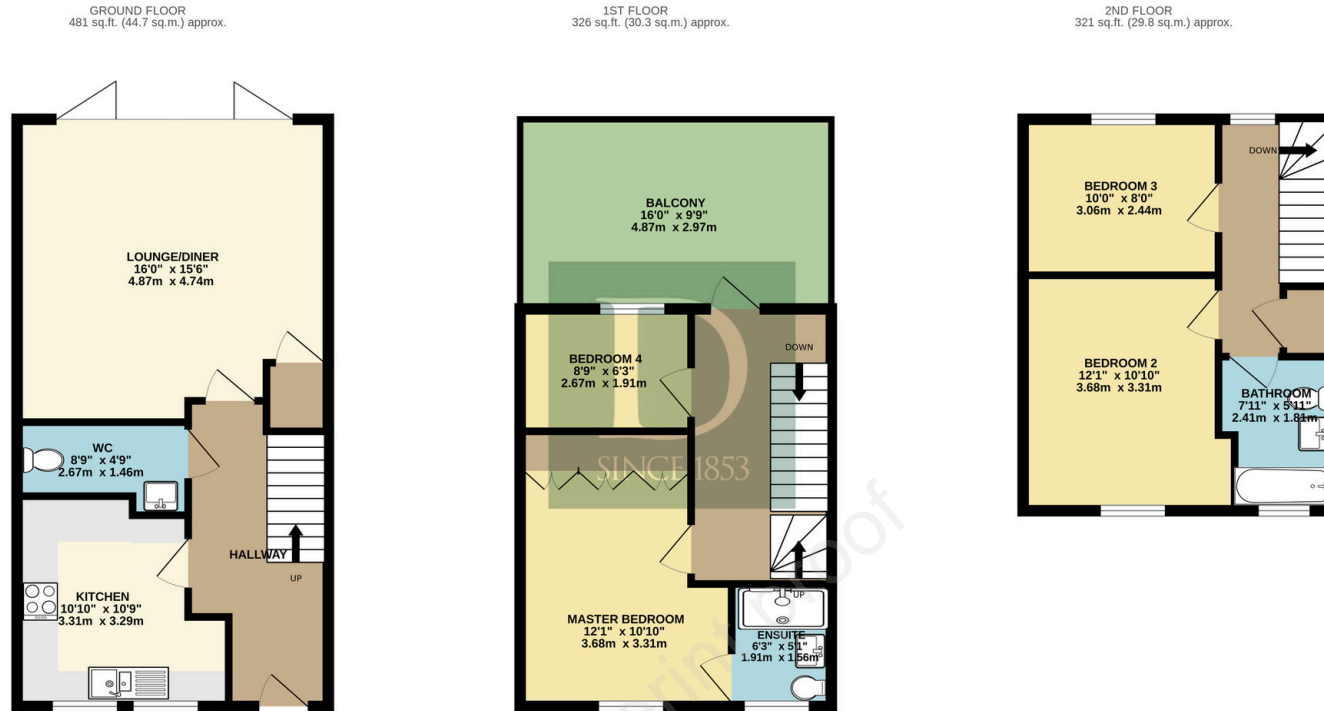
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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