

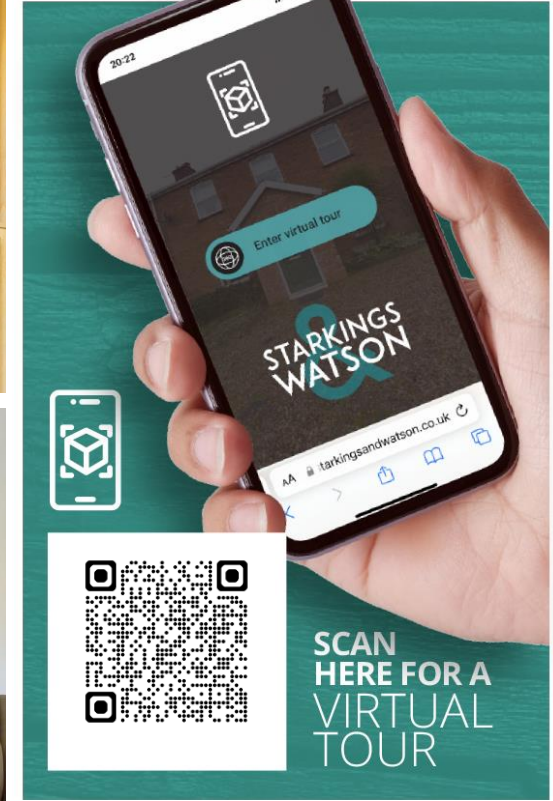
PIRNHOW STREET

**Ditchingham, Bungay NR35 2SA**

Freehold | Energy Efficiency Rating : B

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

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS  
&  
WATSON**

- No Chain!
- Town House Over Three Floors
- Over 1000 SQFT Internally (stms)
- Sitting/Dining Room & Separate Kitchen
- Four Ample Bedrooms
- Private Balcony From 1st Floor
- Two Bathrooms & W/C
- Private Gardens & Two Allocated Parking Spaces

### IN SUMMARY

NO CHAIN! Presented in EXCELLENT ORDER and ready to be moved straight into, this STUNNING MID TERRACE THREE STOREY TOWNHOUSE is situated within the EXCLUSIVE DEVELOPMENT of the MALTINGS in DITCHINGHAM. The property benefits from TWO ALLOCATED PARKING SPACES, private and landscaped rear garden, PRIVATE BALCONY accessed from first floor landing overlooking the rear, bedroom and FIELD VIEWS to the front. Internally the accommodation comprises, entrance hall with w/c, separate well fitted INTEGRATED KITCHEN, sitting/dining room with BI-FOLDS onto the garden. On the first floor there are two bedrooms with an en-suite as well as the PRIVATE BALCONY to the rear. On the top floor you will find two further bedrooms and a family bathroom meaning there are FOUR AMPLE BEDROOMS in total. The property is located in DITCHINGHAM just outside of the quaint market town of BUNGAY with a full range of local amenities.

### 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. The main entrance door is found to the front.

### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a w/c, space for coats and shoes and the stairs to the first floor landing. the first room to the left is the kitchen, a well fitted room with a range of units and solid worktops over. There is a full range of integrated appliances to include fridge/freezer, dishwasher, washing machine, electric oven/grill and gas hob. To the rear of the house there is a bright open plan sitting/dining room with bi-folding doors onto the rear garden. There is a wood effect floor as well as understairs storage. Heading up to the first floor landing you will find a lovely private balcony to the rear, the perfect place for a morning coffee as well as two bedrooms. There is a single to the rear and the main double room to the front benefiting from fitted wardrobes and an en-suite shower room. Heading up to the second floor you will find two further bedrooms one to the front and one to rear as well as a fully tiled family bathroom with shower over the bath.

### THE GREAT OUTDOORS

The private, landscaped rear garden is a secluded haven benefitting from artificial lawn, timber fencing enclosing the space, a pretty terrace ideal for outside



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



dining leading from the bi-folding doors in the main reception room. There is a rear gate beyond providing access to the front without going through the house.

#### 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 : ///pounce.croak.vacancies

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised there are 2 parking spaces numbered 22 and 30. The communal service charge for the development is approximately £450pa. All mains services are connected.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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.

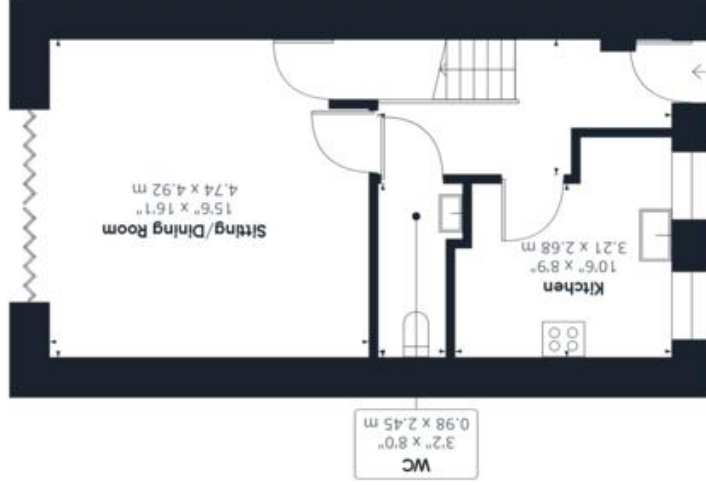
(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1073.02 ft<sup>2</sup>  
 99.69 m<sup>2</sup>

Floor 2



Ground Floor



Floor 1

