



Pirnhov Street, Ditchingham - NR35 2SA

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Pirnhov Street

Ditchingham, Bungay

NO CHAIN! Located within the SOUGHT AFTER development of The Maltings in Ditchingham you will find this FIRST FLOOR APARTMENT presented in excellent order with ALLOCATED PARKING SPACE, OPEN PLAN ACCOMMODATION and a REAR FACING BALCONY. The apartment is presented in excellent order and would make an ideal first time purchase or lock up and leave. The apartment is accessed via the secure communal entrance with stairs and lift leading up. Internally you will find an entrance hallway with main bathroom. There is a generous and well presented double bedroom with plenty of space for wardrobes as well as access to the BALCONY. The main open plan reception area offers plenty of space for entertaining and also has an access to the balcony. The kitchen is well fitted and fully integrated. The apartment benefits from some character as well as plenty of natural light.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- No Chain!
- First Floor Apartment
- Open Plan Accommodation
- Fitted Kitchen
- Private Rear Facing Balcony
- Double Bedroom & Bathroom
- Allocated Parking Space
- Sought After Development With Character

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2013 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, Post Office, Hardware Store, Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.

#### SETTING THE SCENE

The property is found within the original building at the start of Pirnhov Street with parking to the front in which you will find one allocated parking space. There is access to the building via the communal entrance with a secure entry telecom system. There are stairs and a lift leading to the first floor where the apartment can be found.

#### THE GRAND TOUR

Entering the apartment via the main entrance you will find an entrance hallway with built in storage. The main bathroom is found immediately ahead which is tiled and has benefited from some updating in recent years.





## Pirnhow Street

Ditchingham, Bungay

There is a bath with shower over as well as hand wash basin and w/c. The double bedroom a calming bright room with access onto the balcony as well as space for wardrobes and wood panelling. The main reception space provides plenty of space for sitting and dining and is open plan to the kitchen with access onto the private balcony also. The balcony offers a beautiful private space ideal for table and chairs as well as a few plant pots. The kitchen features a range of modern units with wood effect worktops over as well as integrated electric oven and gas hob. There is an integrated wine shelf, fridge/freezer, dishwasher and washing machine.

### FIND US

Postcode : NR35 2SH

What3Words ///amended.sunbeam.skinning

### VIRTUAL TOUR

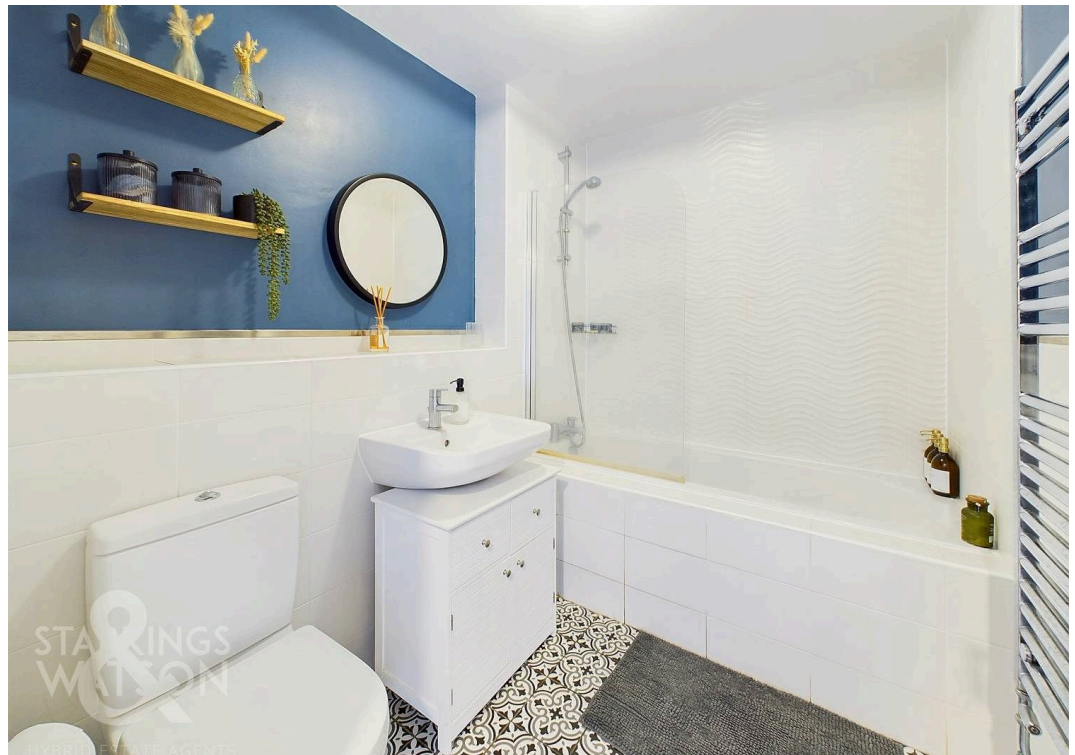
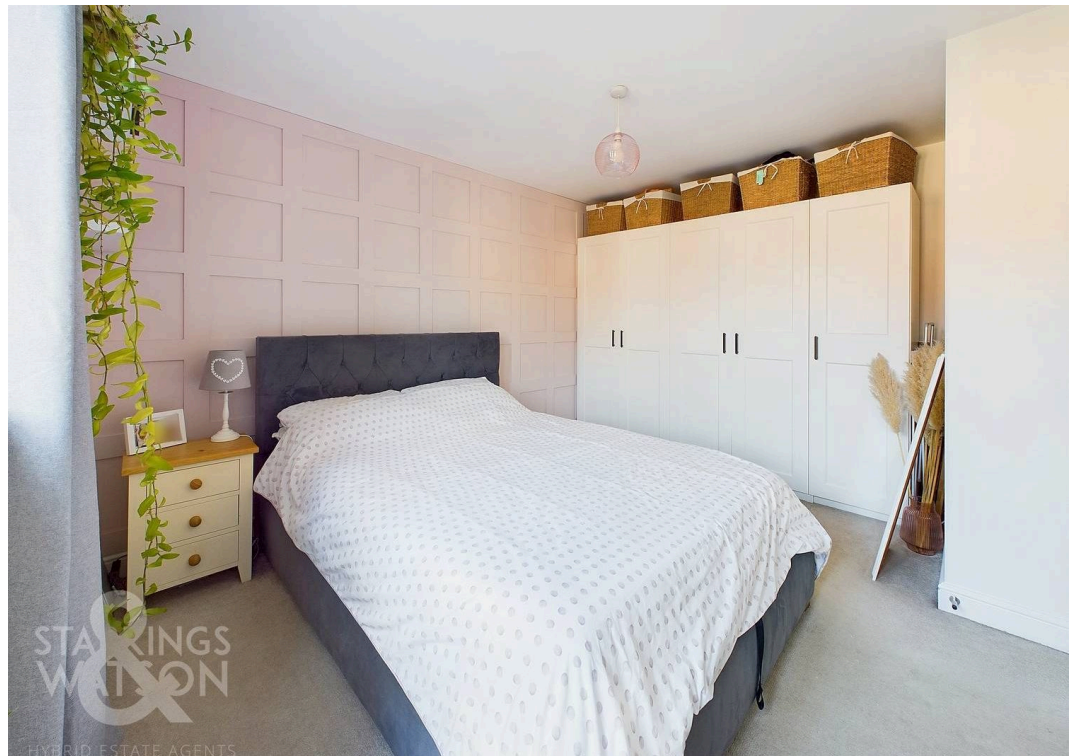
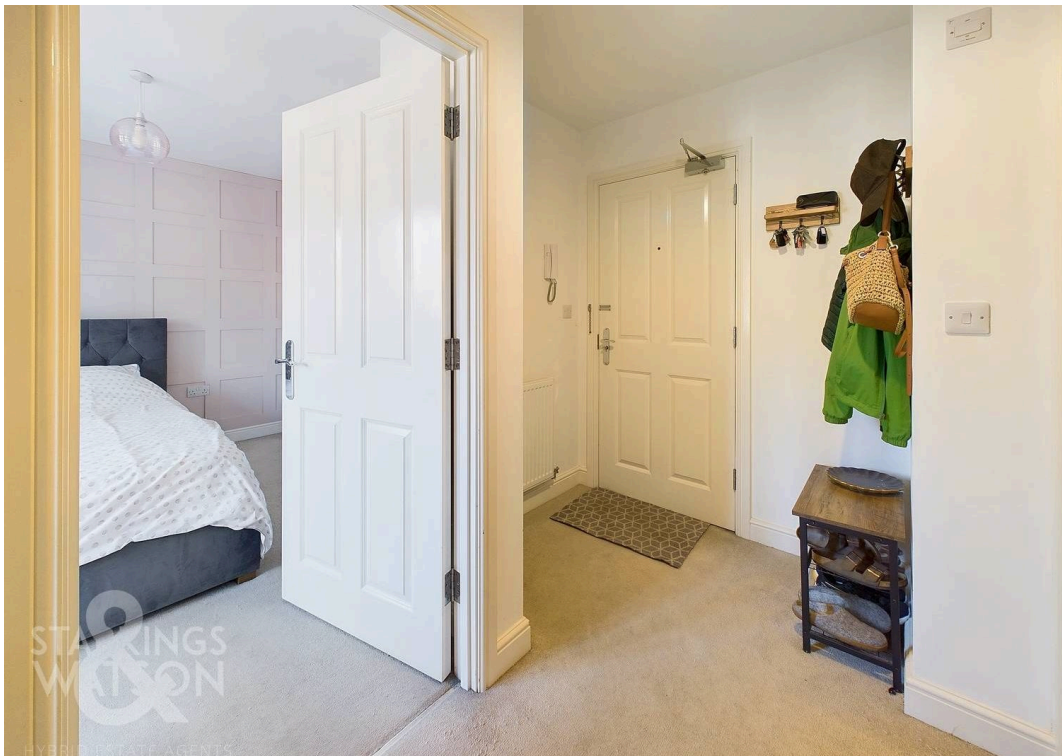
View our virtual tour for a full 360 degree of the interior of the property

### AGENTS NOTE

Buyers are advised the property is leasehold with a 999 year lease from Jan 2013 (989 years remaining). We are of the understanding the ground rent is approximately £250 per annum with a monthly service charge in the region of £177pcm.



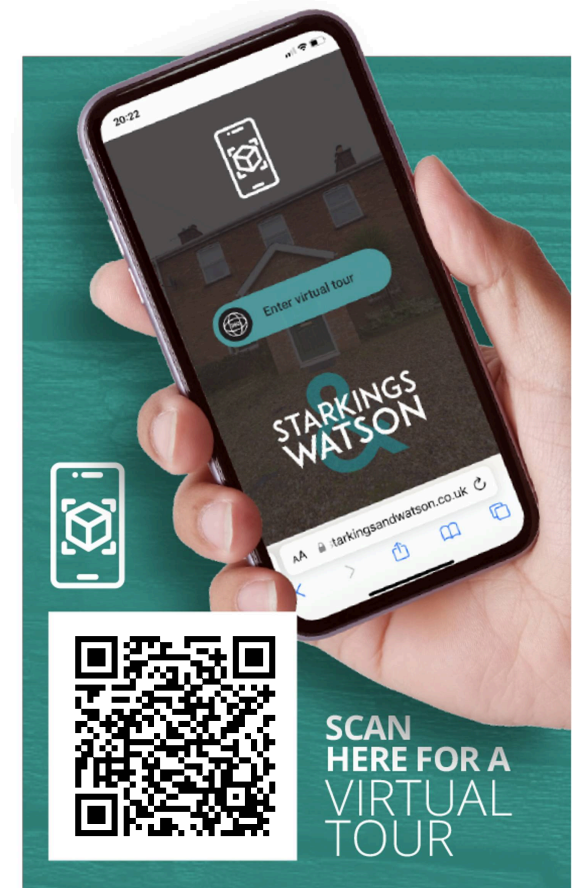
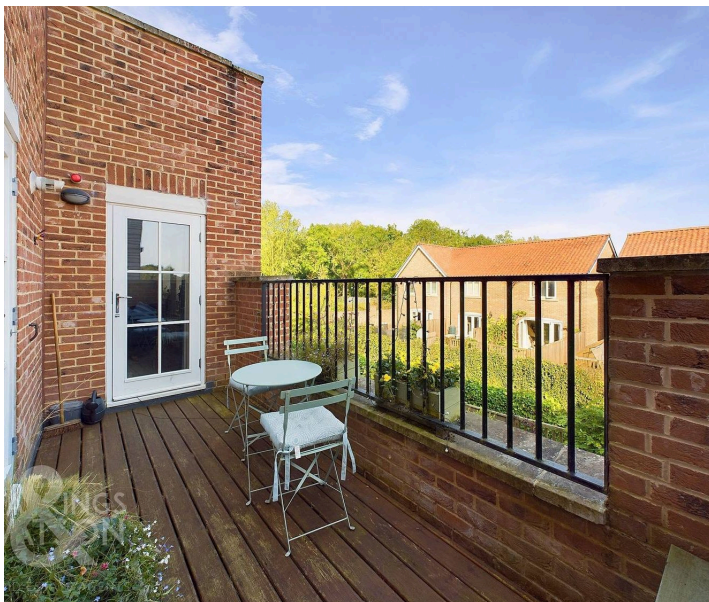
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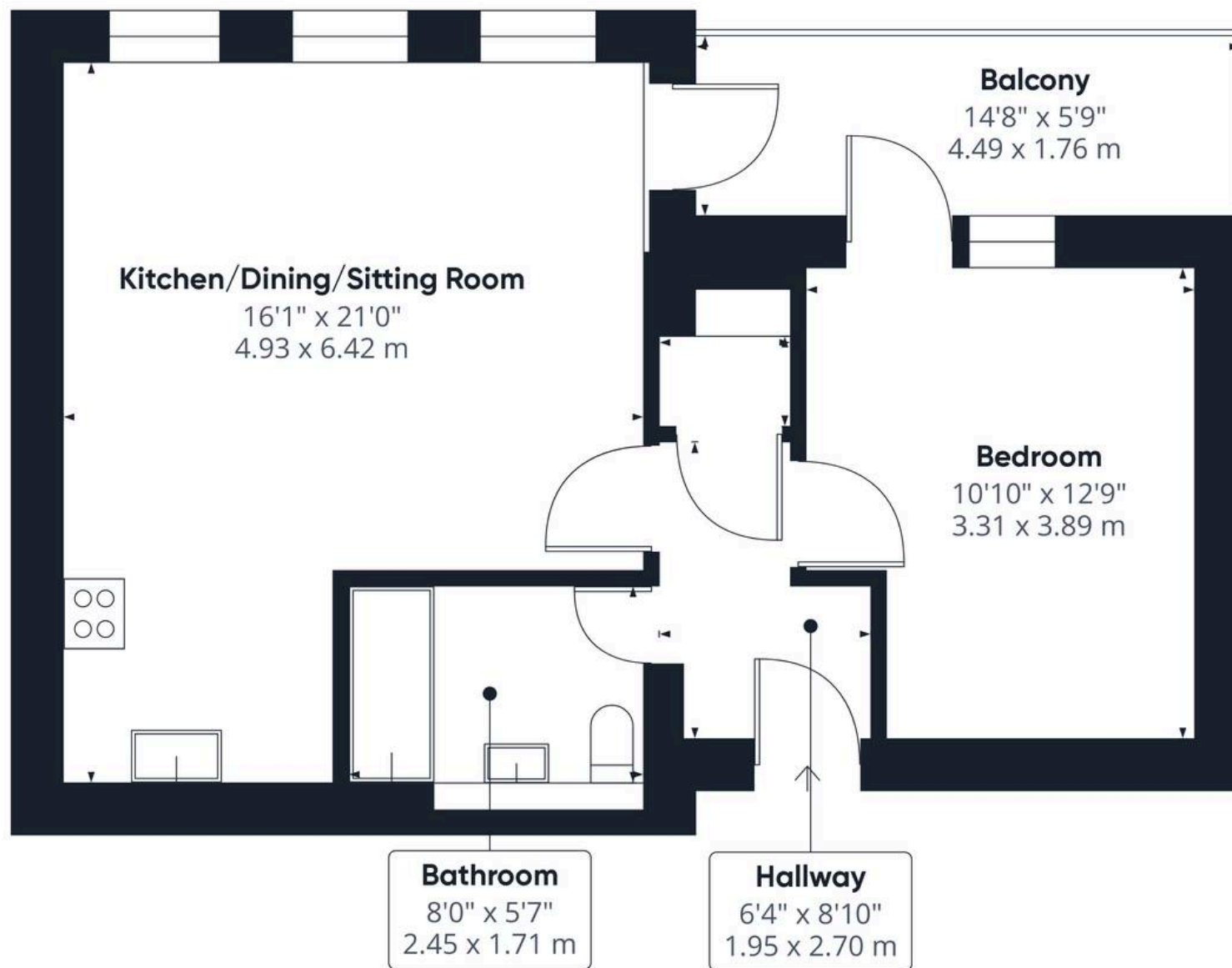




## THE GREAT OUTDOORS

The property offers a private rear facing balcony off the main reception space and off the bedroom which is perfect for a table and chairs and a few plant pots.





**Approximate total area<sup>(1)</sup>**

530.45 ft<sup>2</sup>

49.28 m<sup>2</sup>

**Balconies and terraces**

84.71 ft<sup>2</sup>

7.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.