



MM

Malthouse Mews,
Pirnhov Street, Ditchingham.

MM

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ESTATE AGENTS



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

Originally the show home, this stunning ground floor apartment set within the popular Waterside Drive development in the village of Ditchingham. The property offers vast, modern open plan living/dining and kitchen area which opens to the garden. The master bedroom boasts an en-suite whilst a second double bedroom and main bathroom complete the accommodation. The property enjoys the largest garden of the apartments and benefits two allocated parking spaces. The property boasts a superb layout and is offered with no onward chain. Viewing is recommended.

Accommodation comprises briefly:

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



The Property

Entering the building via the front door we step through the delightful communal entrance before opening the door to the apartment. Stepping into the property we are welcomed by the entrance hallway where doors lead to both bedrooms, bathroom and the 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 suite. This generous double room boasts triple fitted wardrobes and a large window fills the space with light. A generous en-suite offers a double width shower, w/c and basin again set against attractive tiled walls. In the hall we pass a large storage cupboard where the gas combination boiler is situated. Central to the property is the main bathroom where the impressive finish that runs throughout the apartment is instantly 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 step to the rear and find the living, dining and kitchen. At nearly 30.ft 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 two windows to the rear with French doors which open to the garden whilst 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, hob and extractor fitted. Our appliances are integrated and boast a fridge freezer, washing machine and dishwasher whilst leaving ample storage.



Gardens and Grounds

To the front of the building we find allocated parking for two vehicles and access to the main communal entrance to the apartments. Number 1 is set to the ground floor. From the french doors in the open plan living area we step into a charming rear garden which over looks and extends by one of the original footbridges over the small back at the rear of the space. The garden is mainly laid to shingle and paving for ease of maintenance and attractive box hedging defines the patio. The footbridge crosses the beck providing a charming additional garden seating area perfect for entertaining and enjoying the evening sun.

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

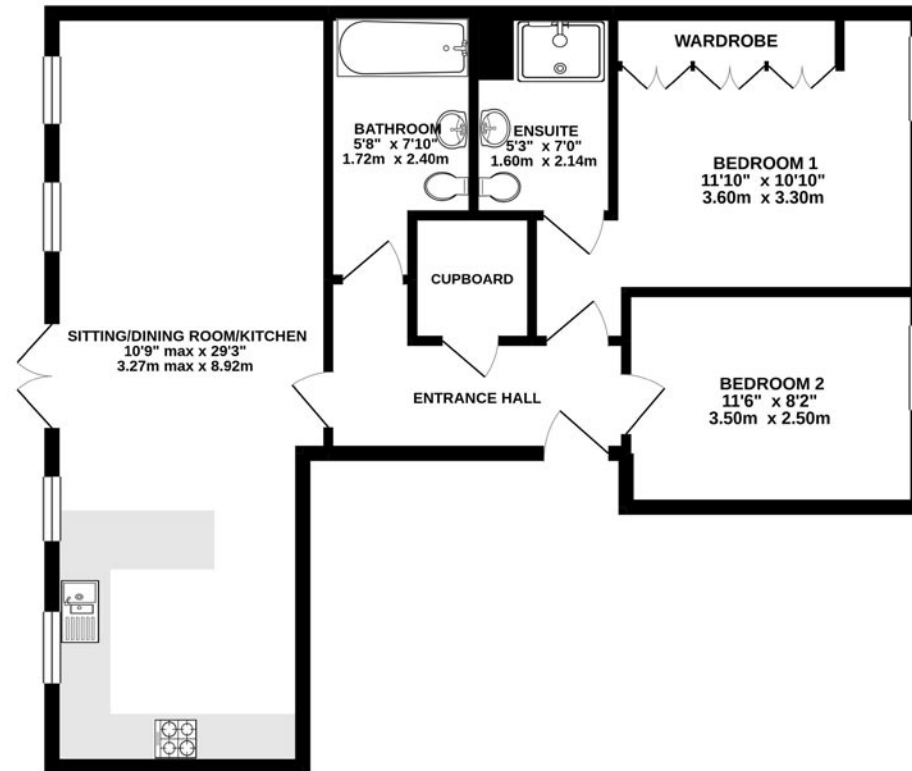
Agents Note

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

Vacant possession of the Leasehold will be given on completion.

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operation.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01508 521110
Harleston	01379 882535

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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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