



The Maltings, 35 Pirnhow Street

Minors & Brady



The Maltings

35 Pirnhow Street, Bungay

Offered with no onward chain, this impressive four-bedroom townhouse provides over 1,100 sqft of bright, well-planned accommodation arranged across three floors. Featuring a spacious open-plan living and dining room with bi-fold doors to the garden, a principal bedroom with en-suite, a charming balcony, two bathrooms, new carpets throughout and off-road parking, the property is ideally suited to modern family life. With its light-filled interior, versatile layout and low-maintenance outside space, this is a home that offers both comfort and practicality from the moment you move in.

- Offered with no onward chain
- Spacious four-bedroom townhouse arranged across three well-designed floors
- Over 1,100 sqft of bright and versatile accommodation
- Generous open-plan living and dining room, ideal for modern family life and entertaining
- Contemporary bi-fold doors opening directly onto the rear garden
- Well-equipped kitchen with integrated appliances, gas hob and ample storage
- Principal bedroom featuring fitted wardrobes and a stylish en-suite shower room
- Attractive first-floor balcony, providing a sunny spot to relax and unwind
- Two bathrooms plus a ground floor cloakroom, offering practicality for families and guests
- Low-maintenance rear garden



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The Location

Pirnhow Street is situated within the popular village of Ditchingham, located on the edge of the historic market town of Bungay. The area offers an attractive blend of village living and everyday convenience, making it a sought-after location for a wide range of buyers.

Residents benefit from a strong local community and access to a range of nearby amenities, whilst Bungay provides an excellent selection of independent shops, supermarkets, cafés, public houses and essential services. The town is well regarded for its historic character and vibrant atmosphere.

The surrounding countryside is a particular feature of the area, with numerous walking routes, country lanes and open farmland to enjoy. The nearby Waveney Valley and Norfolk Broads also offer excellent opportunities for outdoor recreation, wildlife watching and leisure pursuits.

Despite its rural setting, Ditchingham remains well connected, with the Cathedral City of Norwich within comfortable commuting distance, providing an extensive range of shopping, cultural and leisure facilities, together with an international airport.

Overall, Pirnhow Street enjoys a desirable village position, combining attractive countryside surroundings with convenient access to Bungay, Norwich and the wider Norfolk and Suffolk region.



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Set within a popular residential development, this impressive four-bedroom home unfolds across three floors, offering over 1,100 sqft of bright, well-planned accommodation designed around modern family life. Presented in excellent condition throughout, with new carpets, a light-filled interior, off-road parking and the advantage of no onward chain, the property is ready to enjoy from day one.

The welcoming entrance hall provides access to the ground floor accommodation and a convenient cloakroom. To the front of the property, the well-appointed kitchen is fitted with a range of units, an integrated oven, a fridge/freezer and a dishwasher, with generous worktop and storage space. Large windows allow natural light to flood the room, creating a practical and enjoyable setting for everyday cooking.

To the rear, the home opens into a substantial living and dining room, forming the social heart of the property. The open layout lends itself perfectly to both family living and entertaining, with ample space for relaxing, dining and gathering with friends. Expansive bi-fold doors open directly onto the garden, drawing natural light into the room and creating an easy flow between indoors and out during the warmer months.



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The first floor comprises two bedrooms, including the principal bedroom, complete with fitted wardrobes and an en-suite shower room. A particularly appealing feature is the balcony, perfect for seating arrangements.

The second floor provides two further bedrooms and a family bathroom, offering flexibility for growing families, guests or those requiring additional space for home working.

Outside, the property continues to impress. The rear garden has been carefully maintained and is designed to be easy to manage, providing an attractive outdoor setting for summer dining, children's play or simply spending time outside.

Offering generous proportions, an abundance of natural light and a thoughtfully arranged layout, this is a home that effortlessly caters to the needs of modern living.

Agents Notes

Freehold.

Service charge: Approx. £570 per year.

Gas central heating system.

Connected to mains water and drainage.

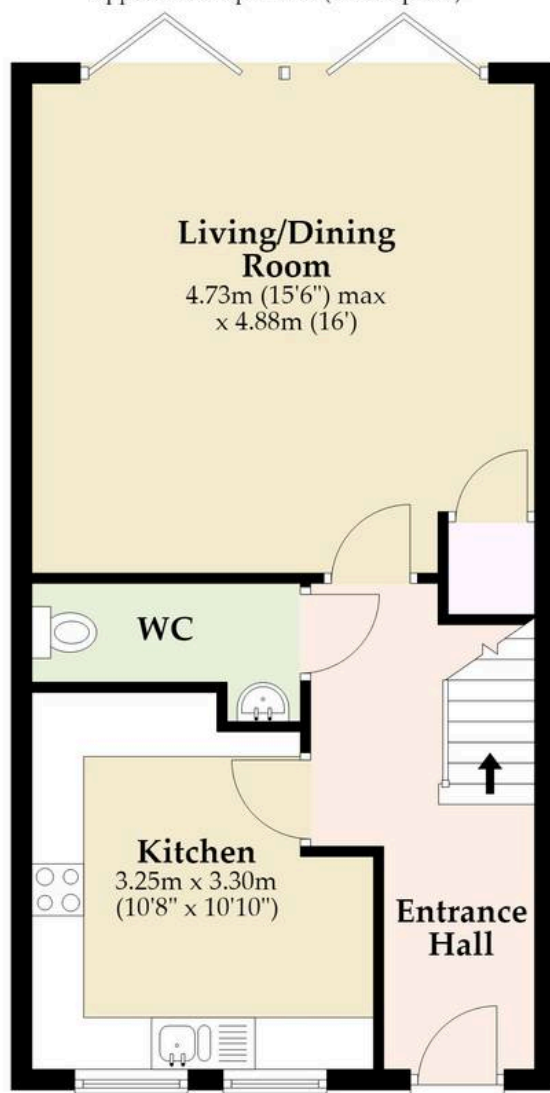
The vendor has made us aware that the property has two off-road parking spaces, numbers 22 and 30 (Minors & Brady are unable to verify this information).



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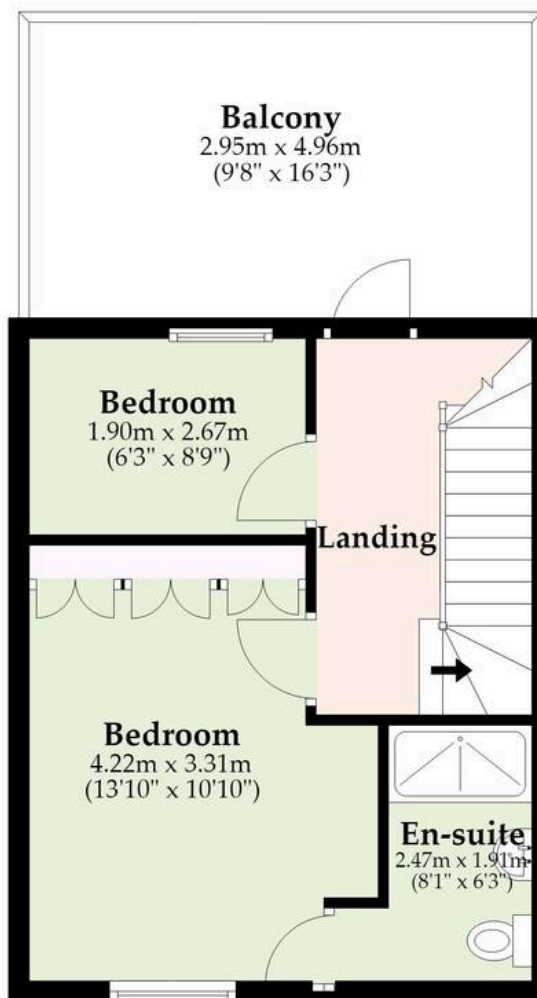
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



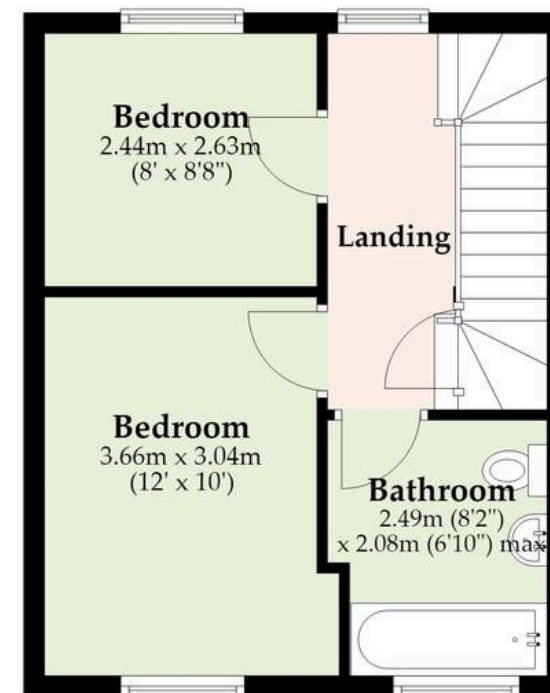
First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)
(excluding Balcony)



Second Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 106.4 sq. metres (1145.8 sq. feet)

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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.

Plan produced using PlanUp.

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