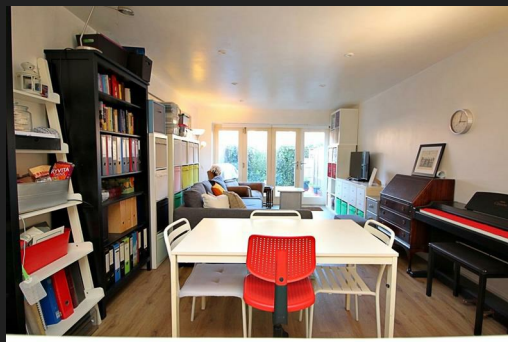


27 Pirnow Street
Ditchingham
Bungay
NR35 2SA



27 Pirnhov Street

Offers In Excess Of £230,000

The spacious 3-storey 3-bed home...

Tucked away in the heart of Ditchingham's historic Maltings development, 27 Pirnhov Street offers a rare opportunity to acquire a beautifully presented and deceptively spacious three-storey townhouse, available chain free. Boasting both modern comforts and an enviable village setting, this home would suit a variety of buyers — from families to professionals seeking a peaceful yet well-connected lifestyle.

As you approach, you'll appreciate the thoughtfully designed setting, with allocated parking just steps from the front door and further visitor bays nearby. An alleyway to the side provides easy access to the rear garden, a practical touch for day-to-day living. Once inside, the ground floor opens into a wide and welcoming hallway, leading seamlessly into a generously proportioned open-plan kitchen, dining and living space. The kitchen is smartly appointed in a U-shaped layout, complete with integrated appliances, resin stone worktops and views through to the sociable dining area and relaxing lounge. Wide wooden bifold doors open out onto a limestone patio and neatly kept garden — perfect for entertaining or enjoying a peaceful morning coffee.

Upstairs, the first floor hosts a superb principal bedroom suite, stretching from front to back and enjoying dual-aspect views — one side overlooking the charming garden, the other framing the green expanse of the recreation ground and Waveney Valley beyond. There's a large ensuite shower room, a dressing area, and access to an impressive private balcony — almost as generous as the garden itself — offering a perfect retreat on summer evenings. A spacious boiler cupboard with power and light provides practical storage on this floor too.

At the top of the house, two further double bedrooms offer excellent proportions and flexibility, both served by a smart family bathroom with a rainfall shower over the bath and full-height tiling. High ceilings and cleverly placed windows ensure a sense of light and space throughout the home.

Positioned within a short drive of the cultural delights of Beccles — and just across the river from the vibrant market town of Bungay — with its independent shops, cafés and riverside walks, this home enjoys the best of Norfolk and Suffolk countryside living. The picturesque Waveney Valley is right on the doorstep, while Norwich and the coast remain within easy reach.

Modern, well-proportioned, and full of natural light, this chain-free property offers a delightful mix of village charm and contemporary ease — and is ready to welcome its next owners.

Agents notes...

A pre-recorded walkaround tour is available for this property

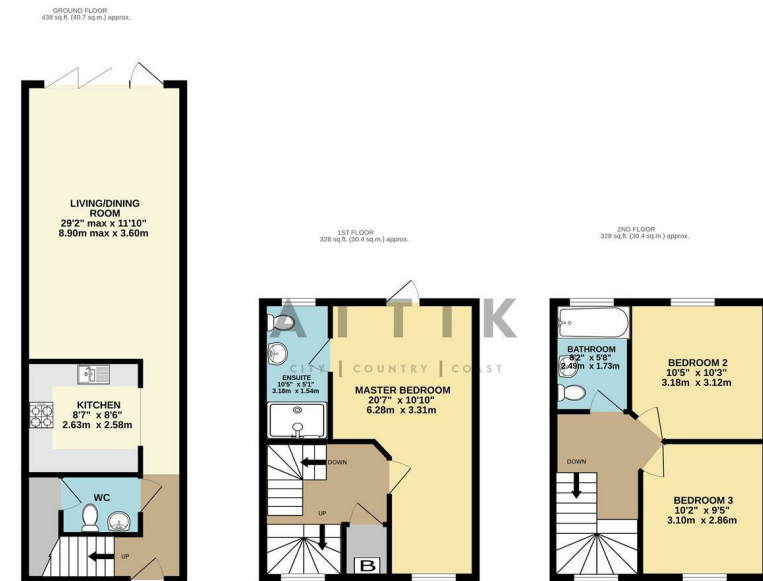
Local Authority
South Norfolk

Council Tax Band C

EPC Rating C



Contact
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www.attikccc.co.uk



TOTAL FLOOR AREA: 1093 sq ft (101.5 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 errors, 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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