



Mill Orchard | Pulham Market | IP21 4XD
Price Guide £425,000

twgaze

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Detached 'executive' style bungalow set within small cluster development. Roughly 1200 sq.ft of accommodation. 4 bedrooms. En-suite bathroom. Living Room with open fireplace. Generous rear garden with fruit trees. Double garage and driveway space. Would benefit from some modernisation. No onward chain.

- Detached 'executive' style bungalow
- 4 bedrooms with en-suite bathroom
- Breakfast Room and Conservatory
- Double garage with electric doors
- No onward chain
- Tucked away in small cluster development of 4 other similar bungalows
- Dual aspect Living Room with open fireplace
- Generous rear garden with decent amount of privacy
- Would benefit from TLC internally and externally

Location

The bungalow can be found in Mill Orchard, a small cluster development totalling 5 detached bungalows, found just off Colgate End Road in Pulham Market. This popular village's main focal point is set around a picturesque village green (conservation area), with Pulham supporting a primary school, doctors surgery, general stores, a fine church and two public houses on The Green. The nearby A140 provides a direct link to Norwich (15 miles north). The Georgian market town of Harleston is only 4 miles away and provides a wide range of shops and day-to-day amenities. Diss is slightly further afield (9 miles) and sits on the Norfolk/Suffolk border. The town is bustling, with three brand supermarkets, a range of interesting and independent shops, good sporting and social facilities including an 18 hole golf course, schooling to sixth form level, and a mainline railway station on the Norwich to London Liverpool Street line (a journey to London takes around 90 minutes).





The Property

Offering just over 1200 sq.ft of accommodation (excluding the double garage), the bungalow offers a good amount of space, coupled with a layout which includes modern features expected in an 'executive style' bungalow, such as a main en-suite shower room with bath, supporting breakfast room adjacent the kitchen and a good size conservatory located to the side. Overall, the property has clearly been cared for over the years, however, would now benefit from a series of upgrades, both to the decor and fittings.

Outside

The bungalow offers a surprising amount of rear garden space bordered by tall shrubs and foliage along the rear boundary. This once landscaped garden has a range of fruit trees, such as apple, pear and quince, alongside raised and stocked lavender beds. The garden is now overgrown, however presents an ideal opportunity for the next owner to restore to its former glory.

Services

Mains water, drainage and electricity are connected. Oil fired central heating system.

Agents note: The bungalow backs onto a building supplies and tool hire company.

An exchange of contracts is subject to the grant of probate being issued.

Viewing

By appointment with TW Gaze

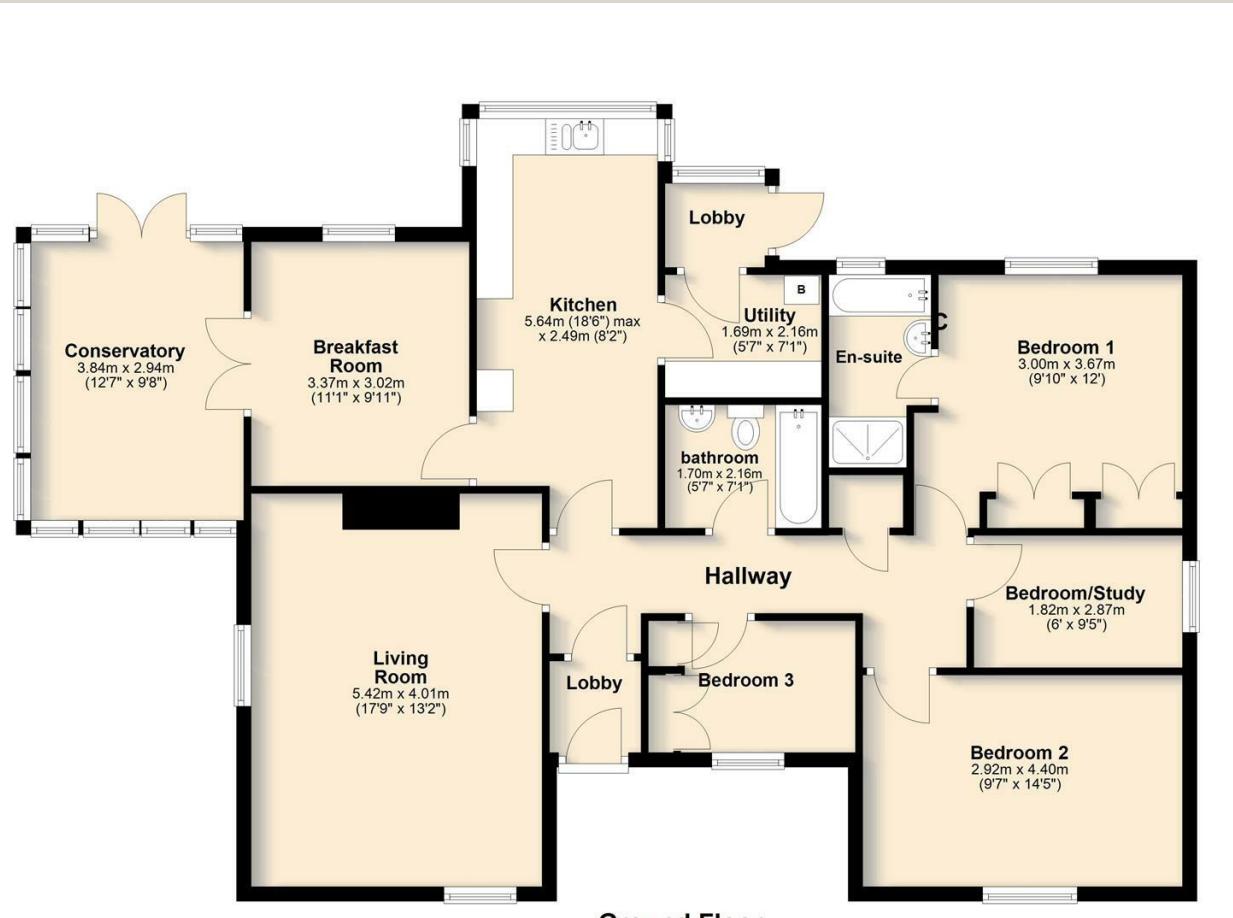
How to get there:

What3words: [///intrigues.blocks.silently](https://what3words.com/intrigues.blocks.silently)

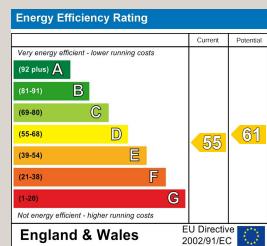
Council Tax: E

Freehold

Ref: 2/19988/RM



Total area: approx. 120.2 sq. metres (1293.9 sq. feet)



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