



Millward Cottages North Green Road, Pulham St. Mary - IP21 4QZ



Millward Cottages North Green Road

Pulham St. Mary, Diss

Located within a SOUGHT AFTER village location, this charming THREE BEDROOM END OF TERRACE HOME boasts a perfect blend of modern convenience and original Victorian features. Upon entering, the hall leads to a separate sitting room WITH FIREPLACE, ideal for relaxation. The kitchen/dining room features PANTRY STORAGE and offers a cosy space for family meals. Upstairs, three ample bedrooms span over two floors with two bedroom and a family bathroom on the first floor and the further third bedroom located at on the second floor. Outside, an attractive enclosed cottage style rear garden awaits, accessed through the kitchen door. A paved patio leads to a lawned section, bordered by a variety of trees, shrubs, and beautiful planting areas. A paved pathway meanders through the garden, culminating in a greenhouse, summer house, and a brick-built outhouse with potential for conversion into a home office (stp). The garden also offers a bisected right of access for the adjoining terrace via a shingled pathway. A real selling point is the DRIVEWAY PARKING to the front suitable for TWO VEHICLES off road.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- End Of Terrace Home
- Original Victorian Features Retained
- Hall Entrance With Separate Sitting Room
- Kitchen/Diner With Pantry Storage
- Three Ample Bedrooms Over Two Floors
- Attractive Enclosed Rear Garden
- Driveway Parking To The Front For Two Vehicles
- Sought After Village Location

In Pulham St Mary the property is within close proximity to scenic country views, a local pub, garage, church and 'The Pennoyer Centre' a 15th Century Guild Chapel and Victorian School which has been converted to accommodate business meetings, seminars, training courses and conferences. The village lays some 7 miles east of Diss and 18 miles south to the city of Norwich. Both Diss and Norwich offer mainline rail services to London. Suffolk coastline of Southwold can also be found just a 30 minute drive from Pulham St Mary.



SETTING THE SCENE

Accessed via North Green Road within the heart of the village you will find shingled driveway parking for at least two vehicles. This leads to the main entrance door to the front as well as a side access leading to the rear garden with a bisected access for the adjoining terrace.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find stairs to the first floor landing and a door leading to the main sitting room. The sitting room offers a feature open fireplace and a window to the front. This leads through to the kitchen/dining room to the rear with under stairs cupboard as well as a traditional pantry cupboard. The kitchen offers a range of cupboard storage with space for various white goods including the oven. There is space for the dining table as well as a feature fireplace. You will also find a door leading out to the rear garden. Heading up to the first floor landing you will find a ladder style staircase leading to the second floor. There is a family bathroom immediately to the left with bath and shower over as well as w/c and hand wash basin. There are two bedrooms, one single room to the rear with airing cupboard and a double room to the front with built in wardrobes and a feature fireplace. The second floor bedroom is a double room with dual aspect within the attic.

FIND US

Postcode : IP21 4QZ

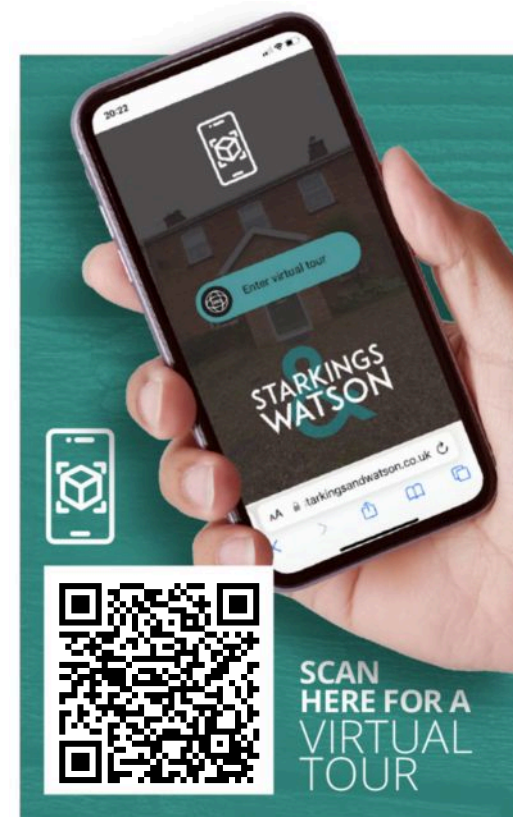
What3Words : ///cure.emotional.sock

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are mains water and electricity and drainage connected, heating is provided via oil. There is a bisected access over the first part of the garden for adjoining terrace.







THE GREAT OUTDOORS

The attractive cottage style rear garden is accessed via the door in the kitchen. You will find a paved patio with gate leading through to the lawned section of garden with a paved pathway running the length of the garden to the very end. The mature garden is well stocked with a variety of trees, shrubs, planting areas and hedging. To the end of the garden you will find a greenhouse and timber built summer house as well as access to the brick built outhouse which could easily be converted into accommodation, ideal as a home office. The initial part of the garden allows for a bisected right of access for the adjoining terrace via the side shingled pathway.

Driveway

2 Parking Spaces

shingled driveway parking for at least 2 vehicles.

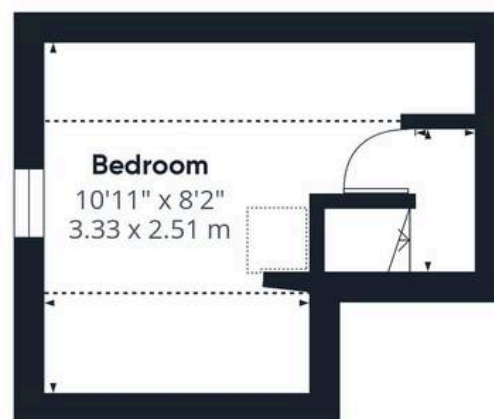




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

698.13 ft²

64.86 m²

Reduced headroom

55.54 ft²

5.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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