



Mill Lane, Pulham Market - IP21 4XL





## Mill Lane

Pulham Market, Diss

NO CHAIN! Located on the outskirts of the DESIRABLE village of Pulham Market, this timber framed and heavily extended FOUR BEDROOM DETACHED BUNGALOW presents a rare opportunity for discerning buyers. Extended and impeccably finished to a high standard, this wonderful residence offers almost 2000 sqft of internal accommodation (STMS) perfect for modern living with a FLEXIBLE LAYOUT. Upon entering, you are greeted by a welcoming entrance hallway leading to THREE LARGE RECEPTION ROOMS with the kitchen/dining and garden/family rooms all being open plan to one another. This family friendly space is flooded with natural light and provides ample space for entertaining or relaxing with the family. In addition there is a separate main sitting room with WOODBURNER and a very useful separate utility room. To the other end of the bungalow there are FOUR GENEROUSLY SIZED BEDROOMS and two luxurious bathrooms, complemented by a separate W/C for convenience. A standout feature of this property is the impressive array of OUTBUILDINGS to the side which offer garaging, workshop space and a home office. To the rear there are well kept SOUTH FACING LANDSCAPED gardens offering a serene retreat and absolutely ideal for large family gatherings, complete with an abundance of greenery and raised planting beds. To the side you will find ample DRIVEWAY PARKING. The property has been beautifully maintained by the current owners over the years and represents a ideal opportunity for a purchaser looking to move straight in!





Council Tax band: C  
Tenure: Freehold  
EPC Energy Efficiency Rating: D

- Sizeable Detached Bungalow
- Extended & Finished To A High Standard
- Offering Almost 2000 SQFT of Internal Accommodation (stms)
- Three Large Reception Rooms
- Open Plan Kitchen & Separate Utility Room
- Four Bedrooms & Two Bathrooms With Separate W/C
- Impressive Array Of Outbuildings & Garaging With Home Office
- South Facing & Private Landscaped Gardens
- Ample Driveway Parking
- Secluded Semi-Rural Village Location

The property is located within a rural position on the edge of the the attractive South Norfolk village of Pulham Market with a local shop, hairdressers, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the South and offers a main line railway station.



## SETTING THE SCENE

Approached via the shared shingled driveway to the side, this leads onto the private block paved driveway to the side of the bungalow providing plenty of off road parking for multiple vehicles. There is a generous lawned front garden which offers a good degree of privacy as well as mature hedging and shrubs, as well as a large paved patio area leading to a timber built summer house. You will find gated side access from the driveway to the rear garden as well as side access from the front garden leading to the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the side you will find a welcoming entrance hallway with plenty of storage and wood flooring. The first rooms off the hallway are two ample double bedrooms both with double fitted wardrobes. The master bedroom is the next room along the hallway, with an attractive bay window to the front and triple fitted wardrobes, en-suite shower room with w/c and hand wash basin set within vanity unit, as well as a rainfall shower. The final bedroom is found to the rear of the bungalow again with fitted wardrobes. Adjacent is the family bathroom which is fully tiled with w/c, hand wash basin, bath and separate rainfall shower. To the end of the central hallway is the kitchen, providing access to all further rooms. The kitchen is a wonderful and well fitted space, open plan to the main section of accommodation. You will find a range of shaker style units with granite and quartz worktops over. There are integrated NEFF appliances to include double eye level ovens, induction hob and extractor fan, as well as dishwasher and fridge and a larder cupboard also. There is access from the kitchen to the separate utility room, which offers a range of units as well as space for large fridge/freezer and washing machine. There are two built in cupboards as well as the separate w/c and a door to the rear garden. The impressive reception space off the kitchen offers a large dining and family room with sky lantern and breakfast bar area. In either direction this leads through to the separate sitting room and the garden room. The sitting room is a large family sized room with feature fireplace housing a woodburner. The garden room offers a vaulted ceiling with double doors onto the garden providing excellent extra reception space.

## FIND US

Postcode : IP21 4XL

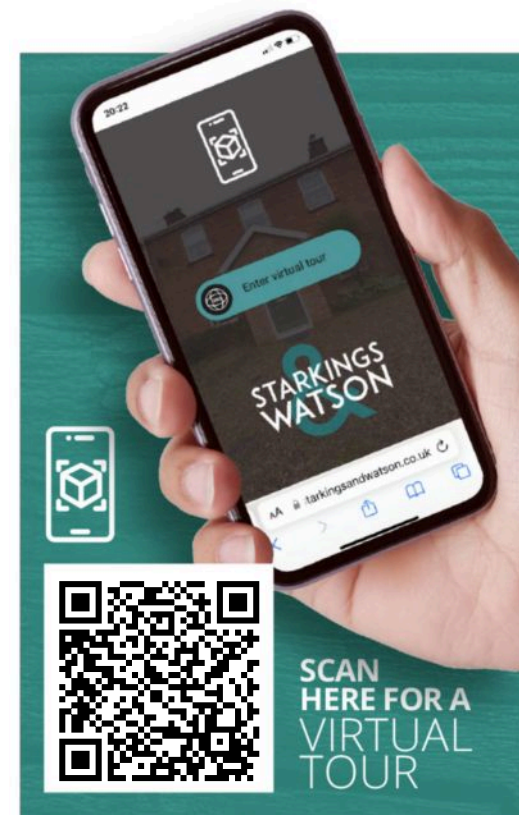
What3Words : ///various.outings.chestnuts

## 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 electricity and water connected. Heating is provided by oil. Drainage is provided by a newly installed sewerage treatment plant. The original part of the bungalow is timber framed with cavity filled brick surround. All extensions are brick built. The initial part of the driveway (the shingled section) is shared with the barns to the rear and house to the side. The barns to the rear are currently being developed into two residential conversions.







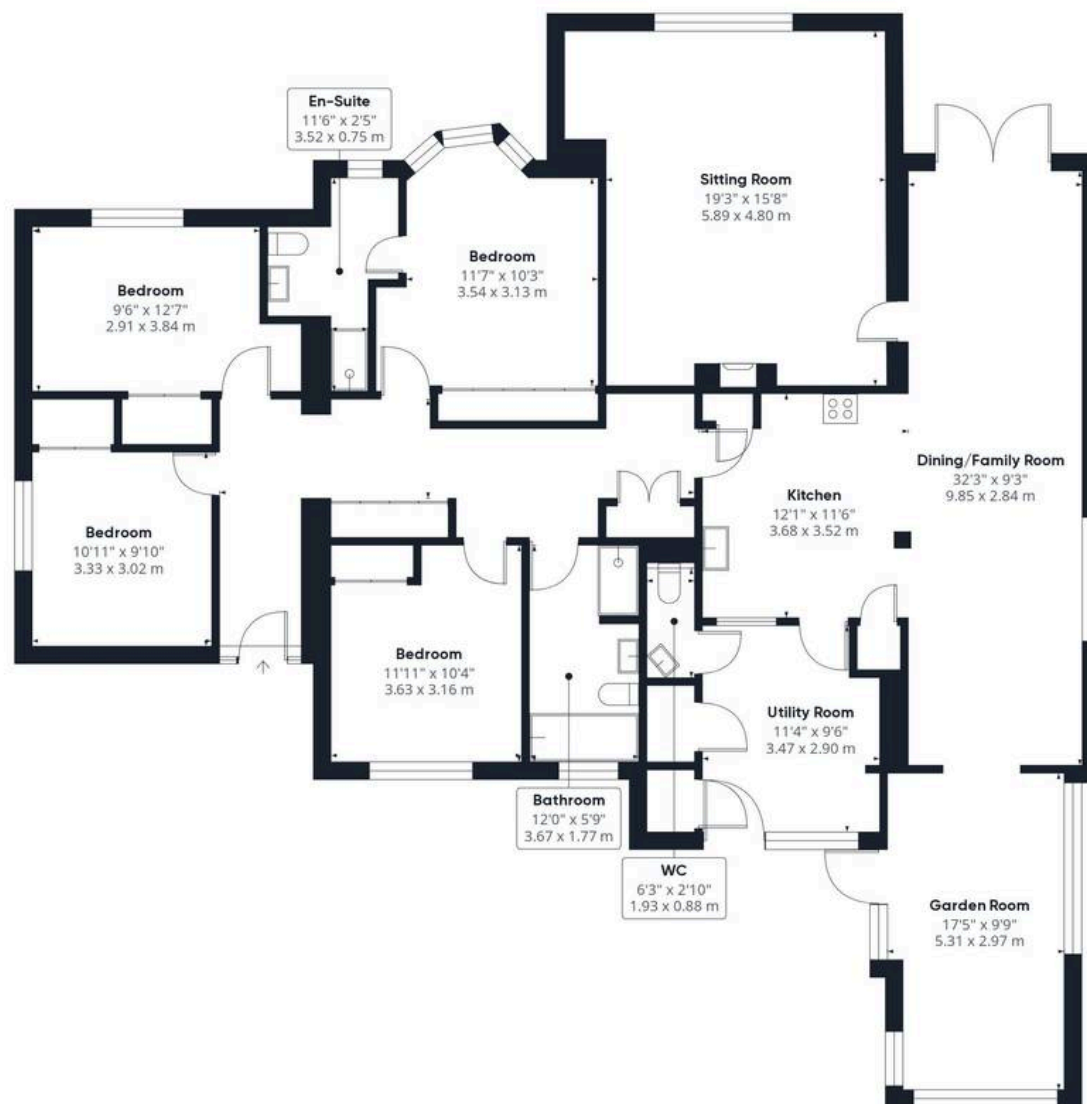




## THE GREAT OUTDOORS

The private rear garden offers a sunny, southerly facing aspect as is kept in excellent order. Leading from either doors in the garden room or the utility room you will find a covered seating area which flows onto the hard standing patio providing the perfect spot for entertaining. The patio leads to the detached timber built summer house with power and light and a pathway leads to the array of outbuildings. There is also a secure side gate leading to the side driveway providing direct access into the garden. The main section of garden is laid to lawn with various raised planting beds and pathways meandering through the garden. There are various timber sheds and covered areas as well as side access leading to the private front garden. The outbuildings which can be accessed from the shared side approach or the rear garden offer a self contained home office at one end, large double sized storage room/workshop/garage with w/c, double doors and a separate roller electric door, as well as a separate single garage with electric roller door. All outbuildings have power and light.





**Ground Floor** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2835.53 ft<sup>2</sup>

263.43 m<sup>2</sup>

(1) Excluding balconies and terraces

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**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.