



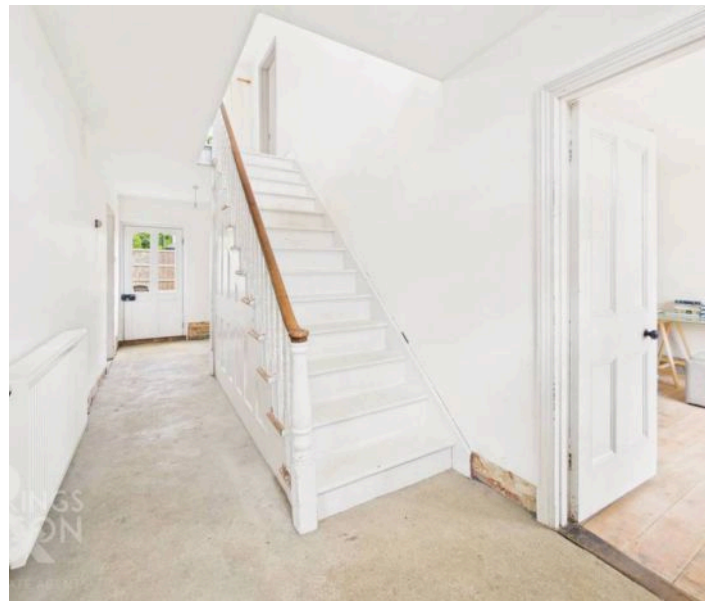
Station Road, Pulham St. Mary - IP21 4QT



Station Road

Pulham St. Mary, Diss

NO CHAIN. This charming property presents a rare opportunity to acquire a splendid THREE BEDROOM DETACHED VICTORIAN family home in a popular central village location, with the added benefit of no onward chain! Spanning over 1600 sqft (stms), this property has been partially renovated by the current owner and still offers excellent potential to improve further creating your own unique space. The house boasts a welcoming entrance hallway and a bright galleried landing in-keeping of the period. There are TWO GENEROUS BAY FRONTED receptions to the front of the house with a kitchen to the rear as well as a large and separate utility adjacent. On the first floor there are THREE LARGE and BRIGHT DOUBLE BEDROOMS as well as a family bathroom. The home also holds ample potential for further customisation and enhancement to suit your tastes and needs alongside plenty of possibilities to extend (stp). Added features include a PRIVATE ENCLOSED SIDE & REAR GARDEN, providing a peaceful outdoor sanctuary, as well as DRIVEWAY PARKING and a GARAGE ensuring convenience and practicality.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Victorian Family Home
- Over 1600 SQFT (stms)
- Partially Renovated With Plenty Of Further Potential
- Two Bay Fronted Reception Rooms
- Kitchen & Separate Utility Room
- Bright Galleried Landing With Three Double Bedrooms
- Private Enclosed Side & Rear Gardens
- Driveway Parking & Garage
- Popular Central 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

To the front you will find a gated entrance with pathway to the main entrance door flanked by front lawns and mature hedging. To the side of the front garden there is a hard standing driveway providing off road parking leading to the single garage with an up and over door.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs leading to the first floor landing. The first room on the right is the dining room with original flooring and an attractive bay window as well as open fireplace. On the opposite side of the hallway is the equally sized sitting room with another bay window to the front, fireplace housing a woodburner and an opening into the kitchen. The kitchen offers ample potential and currently offers pamment tiled flooring, a fireplace, a range of units with wood worktops over as well as space for all white goods. A rear lobby provides access to the rear garden as well as understairs storage and a door into the utility room. The utility could of course be used in a number of ways but is very generous sized room with scope to add a bathroom / w/c as well if required. The utility also houses the oil fired boiler and a door to the garden. Heading up to the first floor landing you will find a very attractive galleried landing with lots of natural light. To the front of the house there are two impressive bedrooms both with fireplaces. To the rear, a further double bedroom and a large bathroom with corner bath, w/c, hand wash basin and feature fireplace.

FIND US

Postcode : IP21 4QT

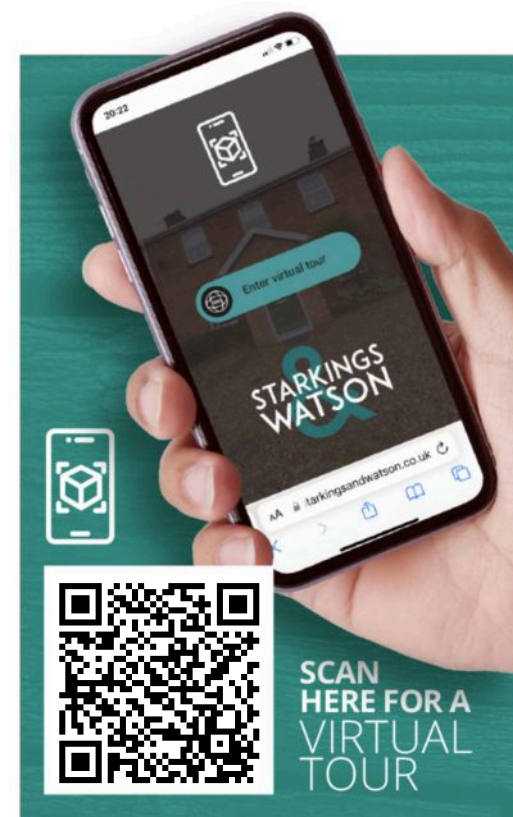
What3Words : ///towers.romantics.grins

VIRTUAL TOUR

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

AGENTS NOTES

The property sits within the conservation area. There is a covenant in place stating the business can not be used to run a business from.



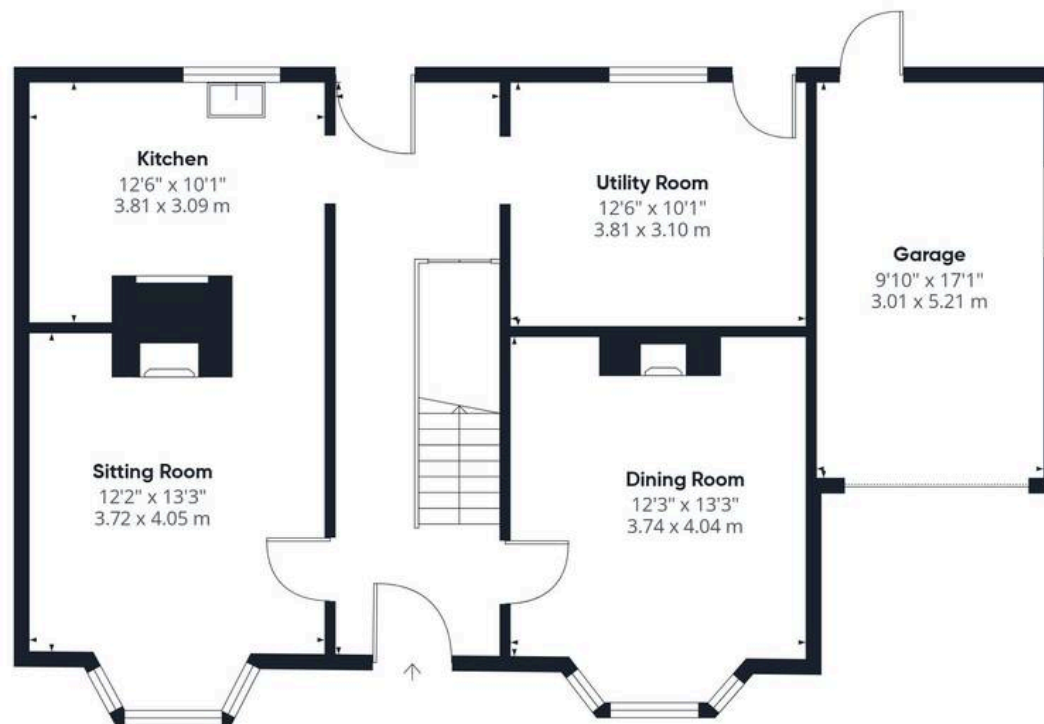




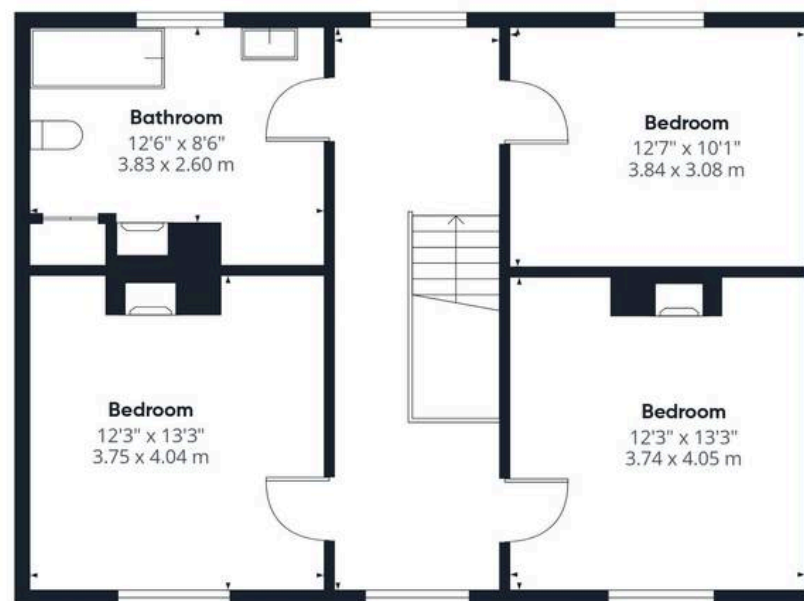
THE GREAT OUTDOORS

The private rear garden offers a good degree of privacy and is fully enclosed with timber fencing. You will find a large paved patio from the rear of the house providing the ideal space for outside dining. Sleepers lead up to the lawned section providing a blank canvas. You will also find brick built storage rooms, the large oil tank and gated access to the side garden which is also laid to lawn. From the garden there is also rear access to the single adjoining garage with power and light.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1624 ft²

150.9 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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