



Selwyn Gardens, Pulham Market - IP21 4TR



Selwyn Gardens

Pulham Market, Diss

Tucked away at the end of a QUIET and SOUGHT AFTER CUL-DE-SAC within the heart of the village of PULHAM MARKET, this spectacular GEORGIAN STYLE FOUR BEDROOM DETACHED FAMILY HOME exudes elegance and charm. With an impressive specification and presentation throughout as well as over 1970 SQFT (stms) of living space, this property offers a sanctuary away from the hustle and bustle of every-day life. As you step inside, you are greeted by a welcoming hallway with TWO SPACIOUS RECEPTION ROOMS perfect for entertaining guests or relaxing with family, along with a SEPARATE OFFICE/GYM SPACE providing a tranquil space to work from home. To the rear there is a NEWLY INSTALLED BESPOKE KITCHEN/BREAKFAST ROOM as well as ADJOINING UTILITY ROOM and a conservatory extension overlooking the garden, flooding the space with natural light and creating a seamless connection to the outdoors. Upstairs, FOUR WELL PROPORTIONED BEDROOMS and TWO BEAUTIFULLY FINISHED BATHROOMS can be found providing comfort and privacy, making this house a perfect family sanctuary. The bathrooms have both been recently re-fitted with both offering shower and bath options. The LARGE PLOT boasts DRIVEWAY PARKING for numerous vehicles off road and a GARAGE, offering convenience and ample storage space. The garden wrap around the rear and side of the house providing plenty of hard standing entertaining space as well as impressive lawns, mature planting trees and shrubs in addition to the stunning raised decked with covered veranda ideal for outside dining all year round. This property is a rare find and ticks all the boxes for modern family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Georgian Style Family Home
- Tucked Away Sought After Village Location
- Impressive Specification & Presentation
- Two Large Receptions, Office/Gym & Conservatory
- Newly Fitted Bespoke Kitchen/Breakfast Room & Separate Utility
- Four Bedrooms & Two Newly Fitted Bathrooms
- 1970 SQFT (stms) Internally
- Large 0.18 Acre Plot (stms), Driveway Parking & Garage

The attractive South Norfolk village of Pulham Market has a 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

The house is tucked away within the quiet and sought after development of Selwyn Gardens in Pulham Market. Following the cul-de-sac round to the end there is then a private shingled driveway to the front providing ample off road parking for multiple vehicles which also in turn leads to the single garage with an up and over door. There are double gates to the side which lead to the side parking area which is hard standing and landscaped. The main entrance door can be found to the front partially covered with a storm porch.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with tiled flooring, attractive panelling, storage cupboard, downstairs w/c and cloakroom as well as the stairs to the first floor landing. The first room off the hallway is the dining room to the front which could of course easily be used as a downstairs bedroom if required. The dining room offers a wood flooring as well as a dual aspect to the front and side. On the opposite side of the hall is the main sitting room with a bay window and double doors onto the rear garden as well as a large window to the front. You will find a wood floor as well as fireplace housing a wood burner. Adjacent to the sitting room is the separate office/gym room ideal for home working. Beyond and to the rear is the kitchen/breakfast room which has been recently refitted offering a range of modern handleless units with solid worktops over. The kitchen has been bespoke fitted to suit the dimensions of the room with plenty of storage as well as space for a double range oven and hob with extractor fan over. There is space for a dining table as well as access to the conservatory to one end and the utility in the other. The impressive utility room offers a range of storage units as well as solid worktops over and space for all the free standing appliances including fridge/freezer, dishwasher and washing machine as well as the oil fired boiler. A door also leads out to the rear garden.

Completing the ground floor is the conservatory leading off the kitchen which offers another reception space with pleasant views over the garden as well as door leading out.

Heading up to the first floor galleried landing you will find four bedrooms, three with built in wardrobes, as well as two bathrooms. The landing also offers two large storage cupboards as well as loft hatch access. To the front of the house you will find three bedrooms all flooded with natural light. The large and impressive main bedroom has a dual aspect and offers built in wardrobes as well as a door linking the smallest bedroom meaning this could easily be used as a dressing room if required. There is also a re-fitted en-suite bathroom, fully tiled benefitting from a w/c, hand wash basin and shaped bath with shower over. Heading down the landing there is a family bathroom which also been recently re-fitted as well as the guest double bedroom. The bathroom is again fully tiled with a freestanding slipper bath, w/c, hand wash basin and separate double walk in shower with rainfall head.

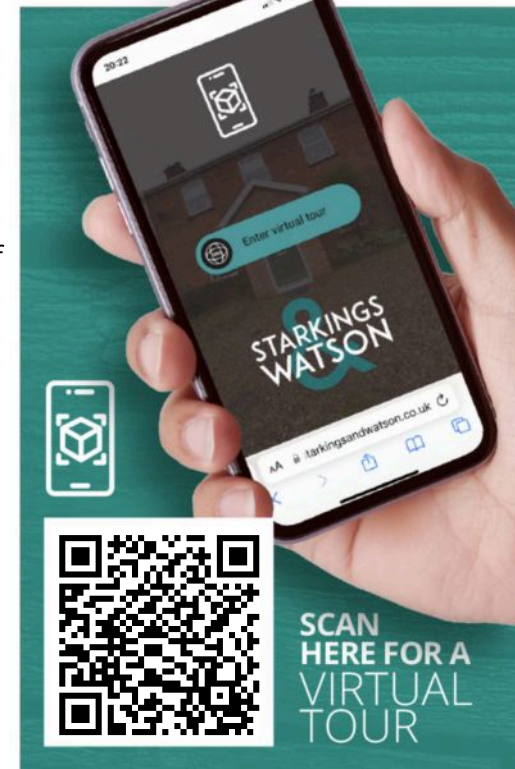
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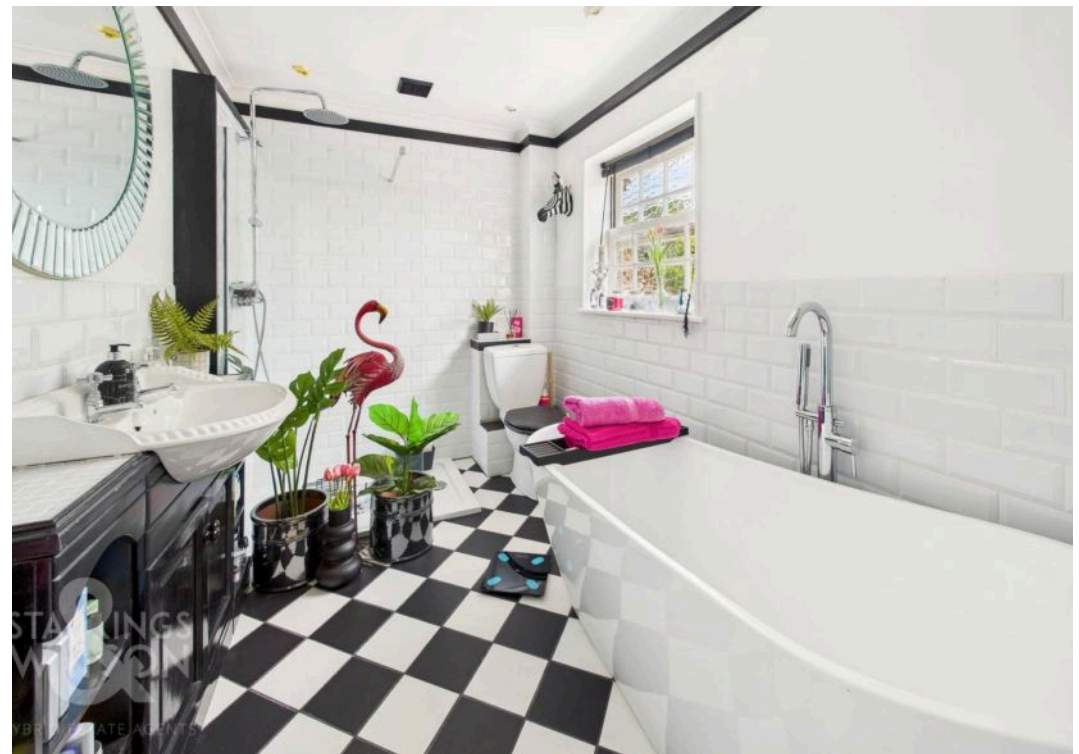
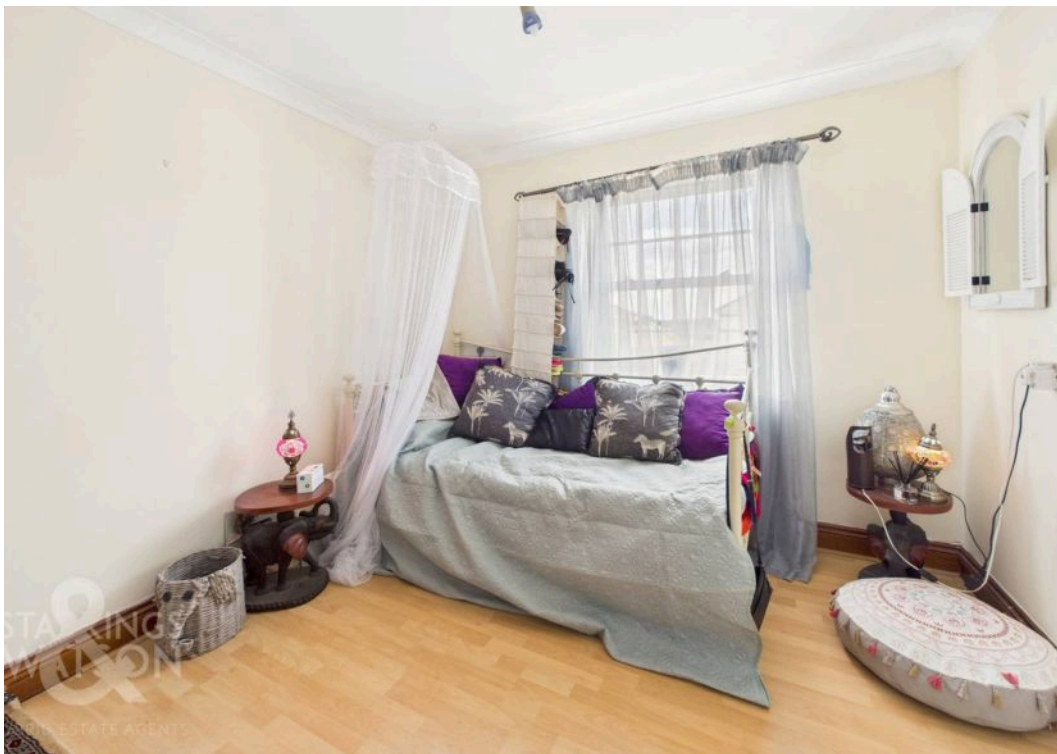
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VIRTUAL TOUR

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



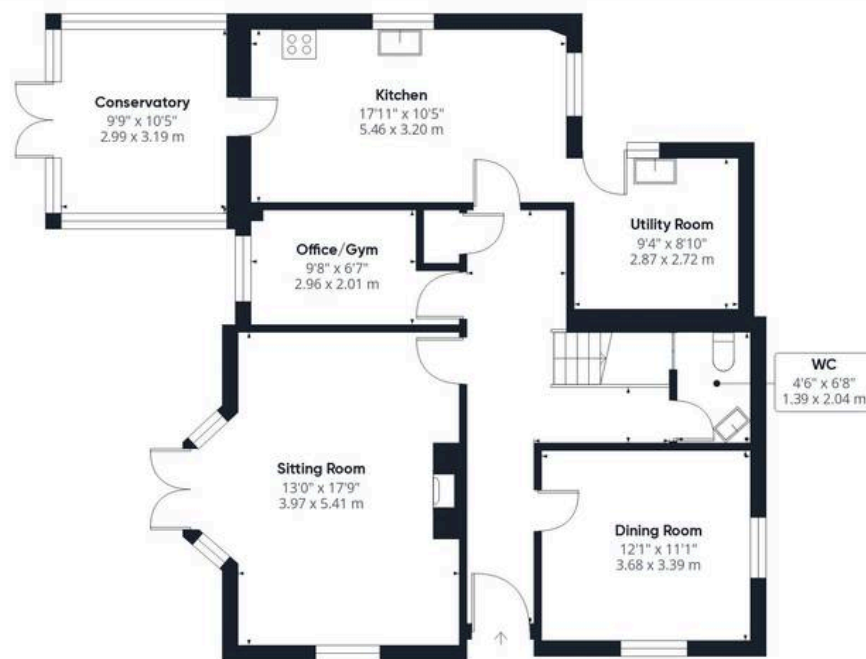




THE GREAT OUTDOORS

The total plot offers almost 0.2 of an acre (stms) with gardens to all sides of the house. Leading from the door in the utility room to the rear there is a large paved terrace offering a good degree of privacy whilst also providing the perfect place for outside dining. There is an array of mature shrubbery as well as a brick pond and raised terrace area also. To the side is the shingled and hard standing parking area accessed by the double gates from the driveway. Heading in the other direction to the other side of the house you will find the main section of garden. The garden is predominantly laid to lawn and enclosed with timber fencing and brick wall. The garden offers a good degree of privacy as well as mature trees and shrubs and planting areas. The paved patio wraps around from the rear and leads to the raised decked area with a wonderful covered veranda providing much needed shelter all year round as well as the ideal spot for entertaining.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1970 ft²

183 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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