



The Green, Pulham Market - IP21 4SU



The Green

Pulham Market, Diss

A charming FOUR BEDROOM semi-detached PERIOD HOME awaits amidst the picturesque VILLAGE SETTING, embodying the essence of rural tranquillity. This substantial attached period home is a GRADE II LISTED treasure, exuding timeless elegance with original features gracefully preserved throughout its expanse and presented in IMMACULATE ORDER THROUGHOUT. Spanning approximately 2000 SqFt internally over three floors (stms), this residence offers a harmonious blend of classic allure and contemporary comforts. The heart of this abode lies within the BESPOKE FITTED KITCHEN/BREAKFAST ROOM complemented by a separate utility room for added convenience. In addition the ground floor offers EXCELLENT RECEPTION SPACE with THREE LARGE ROOMS to choose from. Upstairs, over the top two floors there are FOUR DOUBLE BEDROOMS with the main room offering two walk in wardrobes! In addition there are TWO BATHROOMS. Externally the house is found within a GENEROUS GARDEN PLOT that gently slopes to meet OPEN FIELDS beyond, residents will relish in the expansive outdoor space ideal for both relaxation and entertainment. A driveway leads to a DOUBLE GARAGE ensuring ample parking provision for multiple vehicles. The stunning village green envelops the property, bestowing a picturesque backdrop that changes with the seasons.



The popular village of PULHAM MARKET boasts a full range of local amenities including pubs, village shop, doctors and schooling promising an enriched lifestyle experience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain !
- Substantial Attached Period Home - Grade II Listed With Original Features Throughout
- Approximately 2000 SQFT Internally (stms) Over Three Floors
- Bespoke Fitted Kitchen/Breakfast Room & Separate Utility
- Four Double Bedrooms & Two Bathrooms
- Generous Garden Plot Backing Onto Fields
- Driveway Parking & Double Garage
- Popular Village With Full Range Of Amenities & Stunning Village Green Setting

The property is located within the sought after South Norfolk village of Pulham Market. Various amenities are within walking distance, including the 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 using the shingled driveway on the green in the heart of the village, you will find ample off road parking with the driveway leading to the double garage. Beyond the driveway and the garage is the main rear garden. The driveway is found to the side of the house and to the front is the front lawn with a paved pathway leading to the traditional main entrance door to the front.

THE GRAND TOUR

Entering the house via the main entrance door to the front off the green is a small entrance lobby with a door into the main reception as well as a door into the adjacent home if required. The main reception space is a large room filled with period features, timber beams and exposed brickwork. The exposed inglenook fireplace houses a woodburner with an open aspect into the kitchen, stairs to the first floor landing and a door into the separate sitting room. The sitting room provides much of the same in the way of period features with exposed timbers and a large inglenook fireplace housing a woodburner. There are also double doors leading into garden room beyond. The stunning kitchen has been bespoke fitted with a range of solid wall and base level units with granite and wooden worktops over. There is also a central island units as well as two integrated electric ovens and induction hob, dishwasher and fridge/freezer. The kitchen provides access to a small lobby with fitted storage leading to the ground floor w/c and in the other direction, a rear lobby leading to the utility room. The utility is an excellent separate space providing a range of wall and base level units with quartz worktops over, a second sink and space for white goods. A tiled floor leads to a door to the rear garden. The final room on the ground floor is the stunning garden room used as a dining room currently with wonderful views over the gardens. The garden room provides a solid roof as well as tiled flooring and double doors out to the garden.

Heading up to the first floor landing there is a staircase to the top floor as well as access to two bedrooms. To the left is the master bedroom with an array of storage and wardrobes as well as an en-suite bathroom with w/c, hand wash basin and bath with shower over. The bedroom to the other side of the landing offers two walk in wardrobes either side of the central chimney breast as well as wooden flooring and exposed timber. Heading up to the top floor there are two generous attic style bedrooms offering excellent views. There is also a bathroom with w/c, hand wash basin and shower.

AGENTS NOTES

Buyers are advised the house is Grade II Listed and of traditional timber construction. The property being Drayton House is adjacent and attached to Little Drayton (also on the market) both of which could be bought in conjunction as one dwelling if required. Services include mains electricity, mains water, mains drainage with central heating provided by LPG.

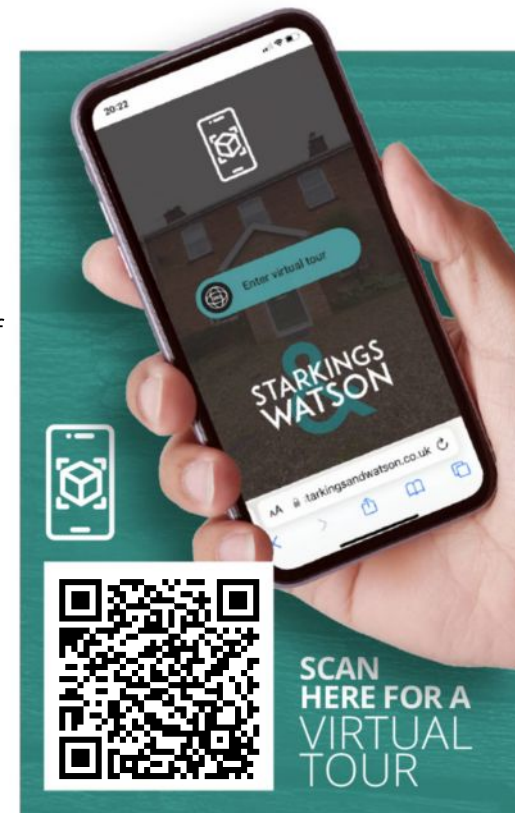
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VIRTUAL TOUR

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



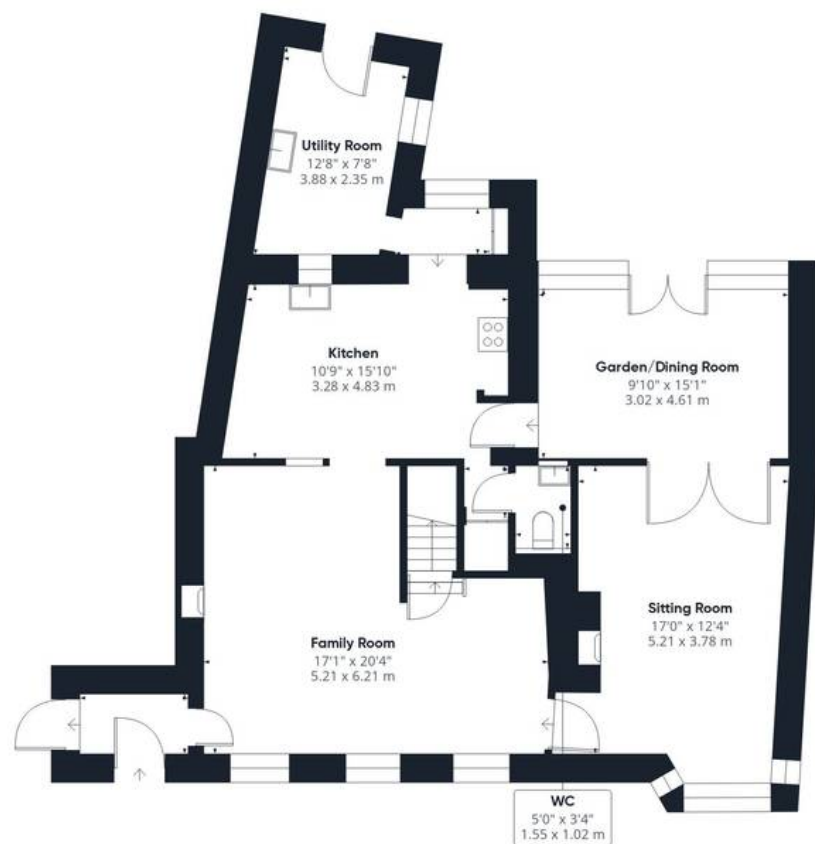




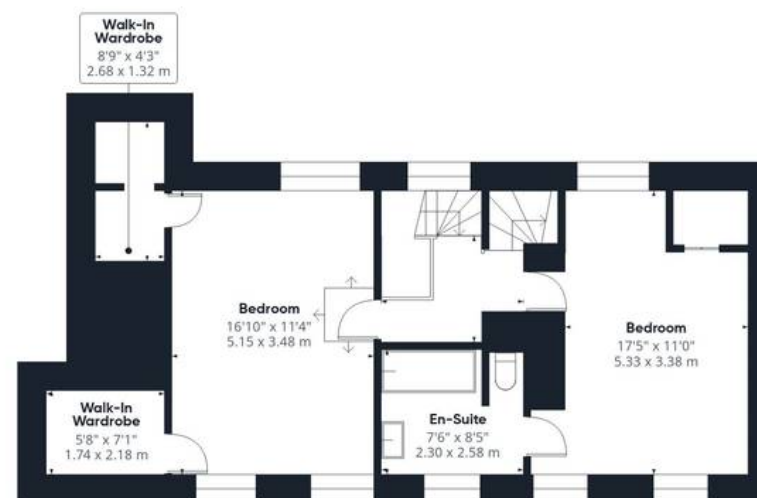
THE GREAT OUTDOORS

The stunning rear garden offers more space than you might expect to find with the garden kept in excellent order by the current vendors. Initially you will find a pleasant paved patio area providing multiple places for seating and entertaining. The patio leads up to the main section of lawn flanked by an array of mature planting, trees and shrubs with plenty of privacy and interest. The lawns continue to a more open expanse with far reaching views over the fields beyond. You will find a further array of planting borders as well as access to the driveway to the side and personnel door into the double garage.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1996 ft²

185.3 m²

Reduced headroom

149 ft²

13.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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