



Kemps Road, Pulham St. Mary - IP21 4YH



Kemps Road

Pulham St. Mary, Diss

NO CHAIN! Located in an exceptional rural location surrounded by OPEN FIELDS, this charming SEMI-DETACHED COTTAGE offers a tranquil retreat away from the hustle and bustle. Boasting a delightful blend of traditional charm and modern comforts with newly laid carpets, the cottage is very much ready to move into! The property offers a small entrance lobby to the front, main sitting room with OPEN FIREPLACE, kitchen/dining room to the rear with another fireplace as well as a rear lobby with W/C, family bathroom and conservatory/utility room overlooking the garden. The first floor comprises THREE AMPLE BEDROOMS all off the landing. Externally the cottage has plenty to offer with mature lawned gardens to front and rear as well as a range of outbuildings and plenty of driveway parking to the front and side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Cottage
- Exceptional Rural Location
- Kitchen/Diner & Sitting Room With Fireplace
- Bathroom, W/C and Conservatory
- Three Ample Bedrooms
- Generous Plot With Front & Rear Gardens
- Off Road Parking & Outbuildings

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

From Kemps Road you will find a private track (not owned by the house with a right of access) leading to the front driveway which leads to the cottage which passes an expansive frontage and front garden with a secure five bar gate leading onto the shingle driveway to the side and the rear garden. The main entrance door can be found to the front of the house.



THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance lobby with stairs to the first floor landing. There is a door into the main sitting room which provides a bright front facing aspect with newly laid carpets and a feature open fireplace. There is a door leading into the kitchen/dining room to the rear which offers a range of base level units with rolled edge worktops over as well as a free standing oven and space for all further white goods as well as a dining table. There is a brick built fireplace also within the kitchen and a fitted storage cupboard. A door leads through to the rear lobby with doors into the w/c and separate family bathroom adjacent which is fully tiled with a bath and shower over as well as hand wash basin. Also off the rear lobby is the conservatory which also acts as a rear entrance and utility room depending on preference. There is a stable door leading out to the rear garden.

Heading up to the first floor landing you will find three bedrooms off the landing, two are found to the rear with the main bedroom found to the front with a built in cupboard. All the bedrooms have had newly laid carpets giving a feel of freshness with the cottage ready to move straight into.

FIND US

Postcode : IP21 4YH

What3Words : ///presented.rafters.declines

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is private drainage via a septic tank with soak away, oil fired central heating and mains electricity and water.



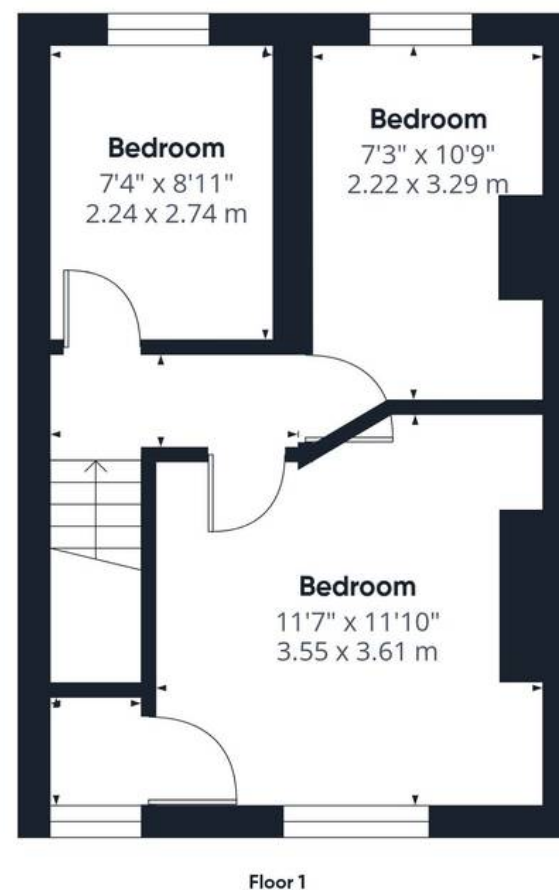




THE GREAT OUTDOORS

Externally the rear garden is larger than you might expect to find with a lovely lawned expanse surrounded by mature trees and shrubs. Within the garden you will find a range of outbuildings including two brick built sheds and a timber built shed as well as the oil tank and an oil fired boiler. To the side of the cottage there is shingled parking accessed via the five bar gate.





Approximate total area⁽¹⁾

779 ft²
72.4 m²

Reduced headroom

11 ft²
1 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



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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