



1 Goldsmith Way, Pulham St. Mary

Diss



Minors & Brady

1 Goldsmith Way

Pulham St. Mary, Diss

Set within a friendly South Norfolk village, this refurbished detached three-bedroom bungalow offers modern comfort and a beautifully updated interior. Every detail has been thoughtfully re-decorated, from the bright and spacious lounge and dining area with a new wood burner installed in 2024, to the stylish fitted kitchen refitted two years ago with integrated appliances including a Neff oven. The contemporary shower room has been refitted to a high standard, complemented by a convenient separate WC. Throughout the home, replacement windows, external doors, and oak internal doors enhance the sense of quality, while a new central heating boiler installed in 2023 ensures year-round efficiency. Outside, the enclosed rear garden provides a generous expanse of lawn surrounded by mature trees, shrubs, and established planting, offering an inviting and private outdoor setting. A driveway at the front provides ample off-road parking and leads to a single garage, completing this attractively modernised home ready for immediate enjoyment.

Location

Goldsmith Way is located in the peaceful village of Pulham St Mary, a sought-after South Norfolk setting surrounded by open countryside yet within easy reach of local amenities. The village offers a warm community atmosphere with a primary school, shop, pub, and recreational facilities all close by. Nearby Pulham Market and Harleston provide a wider range of independent shops, cafés, and essential services, while the A140 gives convenient access to Diss, Norwich, and the Suffolk Heritage Coast. The area is well-suited for those seeking village life with excellent transport links and a strong sense of rural charm. Picturesque walking routes and scenic lanes make it ideal for those who enjoy time outdoors. Families and commuters alike value the area's balance of countryside calm with straightforward connections to nearby towns and the city.

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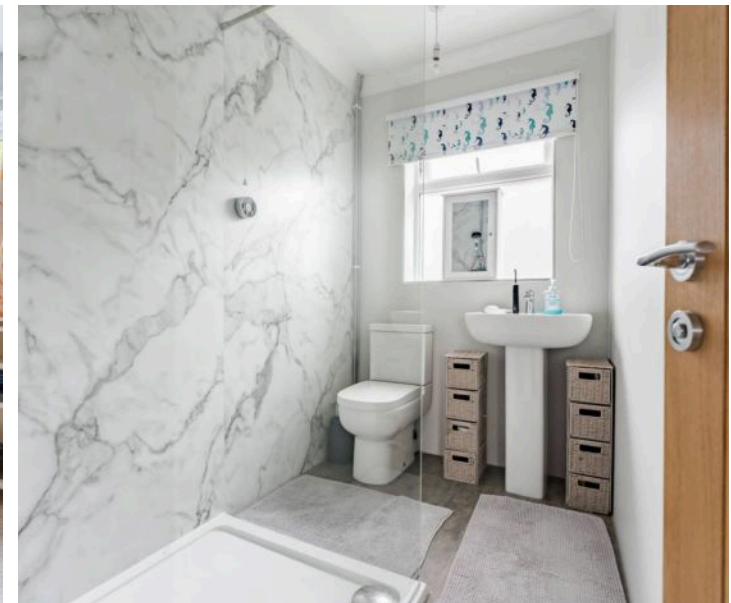
Goldsmith Way, Pullham St. Mary

Stepping inside, a welcoming entrance hall introduces the home with neutral décor, soft fitted carpeting, and oak internal doors that set a polished, cohesive tone throughout. A built-in storage cupboard provides a practical place for coats and shoes, creating a neat and organised first impression.

The modern fitted kitchen, refitted two years ago, features soft grey gloss cabinetry with contrasting work surfaces and a matching upstand. Integrated appliances include a Neff electric oven, ceramic hob with a glass extractor, and an under-mounted stainless steel sink positioned beneath a wide window that allows natural light to pour in. The marble-effect tiled flooring adds a sleek, contemporary touch, while space is provided for additional appliances, ensuring everyday practicality.

Flowing naturally into the bright and spacious lounge and dining area, the room offers a warm and inviting feel with contemporary décor, fitted carpeting, and a dual-aspect layout. A new wood burner, installed in 2024, creates a central feature that enhances both the style and comfort of the space. Ample room is available for both dining and relaxation, making it ideal for entertaining or quiet evenings at home.

Three well-presented bedrooms extend from the hall, including two comfortable doubles and a smaller third that can serve as a guest room, home office, or nursery. All enjoy fitted carpeting, double-glazed windows, and soft, neutral tones that enhance the light and airy atmosphere.



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The contemporary shower room, refitted two years ago, is finished to a high standard with a modern walk-in enclosure, thermostatic shower, and marble-effect wall panels. The suite includes a pedestal wash basin, low-level WC, and an obscured window providing privacy and natural light. A separate WC, finished in matching style, offers added convenience for everyday use.

Throughout the home, replacement windows, external doors, and internal oak doors give a refreshed and modern appearance, complemented by a new central heating boiler installed in 2023 to ensure improved efficiency.

Outside, the rear garden offers a generous expanse of lawn bordered by mature trees, shrubs, and established planting that bring colour and life through the seasons. A paved area provides space for outdoor seating or potted plants, while the enclosed layout ensures privacy and a sense of calm.

A driveway to the front provides ample off-road parking and leads to a single garage for secure storage or additional space.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

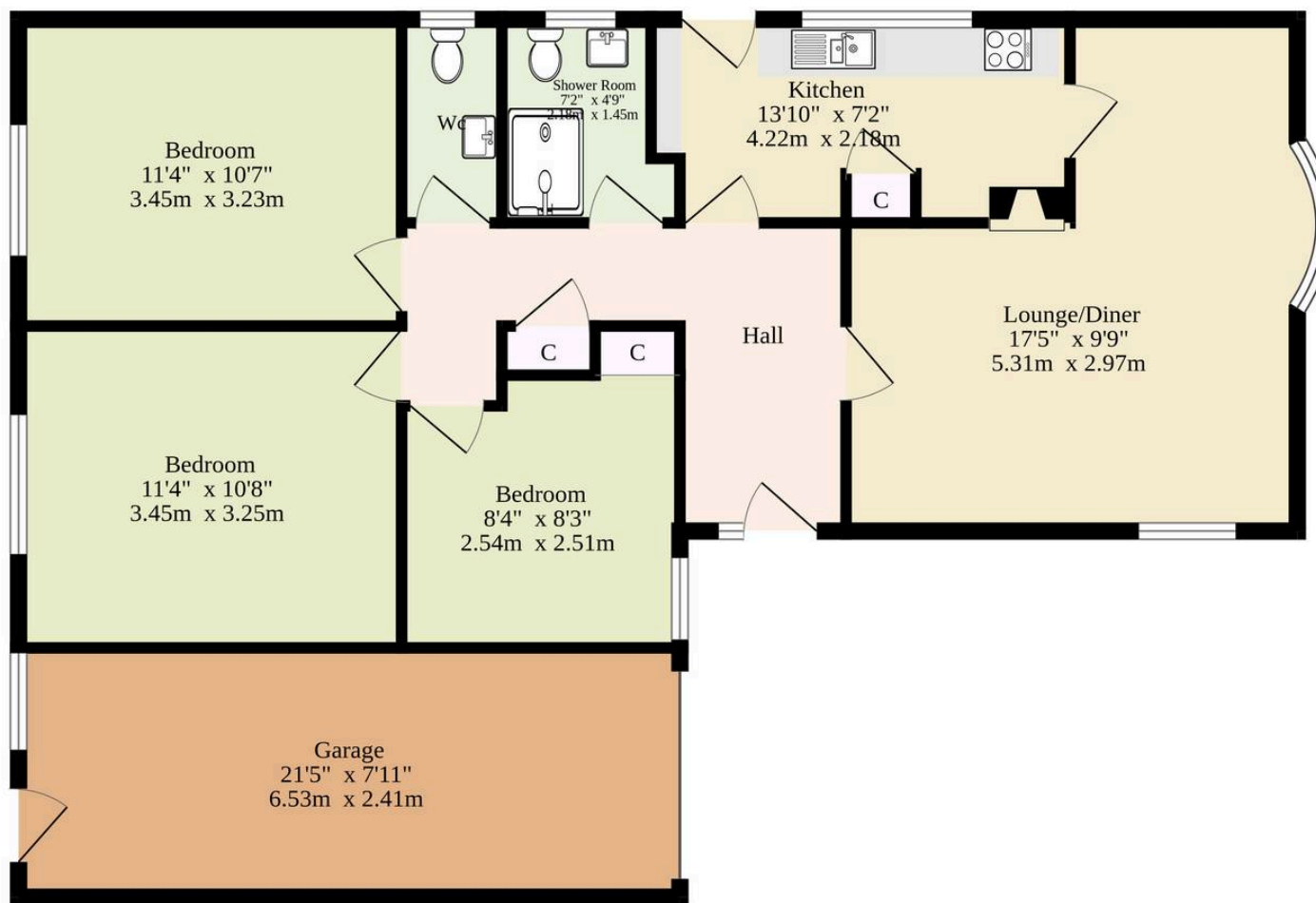
Heating system- Oil Central Heating

Council Tax Band- C



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Ground Floor
833 sq.ft. (77.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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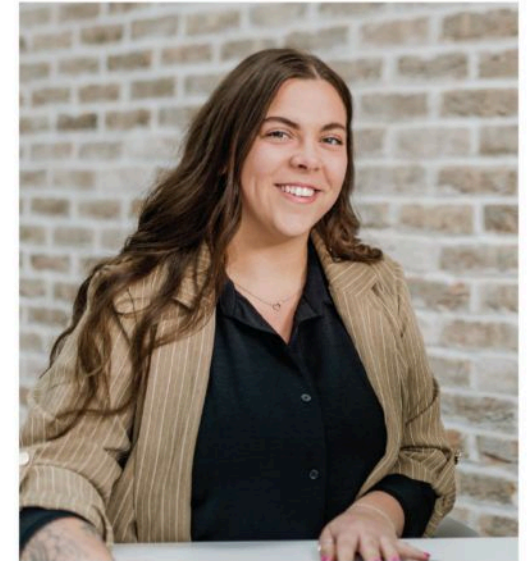
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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