



**Falkland House Colegate End Road, Pulham Market Diss IP21 4XG**



**welcome to**

## **Falkland House Colegate End Road, Pulham Market Diss**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A detached Grade II Listed Georgian family home situated within Pulham Market offering a wealth of accommodation throughout with two spacious reception rooms, kitchen/breakfast room, study, four good sized bedrooms, outbuilding with garage and ample off road parking.

### **Location**

Pulham Market, together with Pulham St Mary, offers a range of amenities including shops, post office and primary school. Harleston is 2.5 miles and Diss is 9 miles away and offers a much wider array of day-to-day amenities and recreational facilities including many shops, supermarkets, schools, health facilities, sports facilities, regular bus service and the main line railway station to London and Norwich.

### **Accommodation**

#### **Entrance Hall**

Front aspect wooden door and glazed window above, mosaic parquet flooring, radiator, stairs leading to the first floor and doors to;

#### **Lounge**

14' 10" x 14' 9" ( 4.52m x 4.50m )  
Front aspect large glazed sash window, two radiators, brick fireplace housing a wood burning stove with tiled hearth, carpet, tv and telephone points.

#### **Dining Room**

14' 10" x 13' 10" Into Recess ( 4.52m x 4.22m Into Recess )  
Dual aspect large glazed sash windows, two radiators, carpet, fireplace with open fire and tiled hearth and serving hatch to the kitchen.

#### **Hall**

Carpet, wall mounted lighting and doors to;

#### **Cloakroom**

Rear aspect glazed window, wc, wash hand basin with tiled splash back, vinyl flooring and radiator.

#### **Study**

9' 7" x 8' 3" ( 2.92m x 2.51m )  
Rear aspect glazed window, radiator, carpet and large built in storage cupboard.

#### **Kitchen/Breakfast Room**

10' 11" Into Recess x 14' 11" ( 3.33m Into Recess x 4.55m )  
Dual aspect glazed windows. Fitted kitchen with a range of wall and base units, composite sink and drainer, one and a half bowls, tiled splash back, wok surfaces, radiator, tiled flooring, spaces for cooker, washing machine and full height fridge/freezer.  
Door to;

#### **Utility**

Rear aspect glazed window, side aspect wooden door and tiled flooring.

#### **Landing**

Rear aspect glazed window, carpet, radiator and doors to;

#### **Bedroom One**

14' 10" x 13' 8" ( 4.52m x 4.17m )  
Front aspect glazed sash window, radiator, carpet and cast iron feature fireplace. Door to;

#### **Walk In Wardrobe**

10' 3" x 5' 1" ( 3.12m x 1.55m )  
Rear aspect glazed window and carpet.

#### **Bedroom Two**

13' 9" x 14' 6" Into Recess ( 4.19m x 4.42m Into Recess )  
Front aspect glazed sash window, two radiators, radiator and cast iron feature fireplace.





### **Bedroom Three**

15' 5" From Door Recess x 10' 5" Into Recess ( 4.70m From Door Recess x 3.17m Into Recess )  
Rear aspect glazed window, carpet and radiator.

### **Bedroom Four**

11' 10" x 9' 8" ( 3.61m x 2.95m )  
Front aspect glazed sash window, carpet and radiator.

### **Bathroom**

Rear aspect glazed window, wc, wash hand basin, panelled bath with mixer taps and shower attachment, fully tiled walls, loft hatch, heated towel rail and carpet.

### **Outside**

The property benefits from an extensive shingle driveway providing off road parking for multiple vehicles, access to the outbuilding and garage. Laid to lawn area with mature planted flower borders, enclosed via hedging, large paved patio area making this a great spot to relax and dine in throughout the summer months, summer house, two green houses, external boiler, oil tank, garden tap.

### **Outbuilding**

Dual access, concrete flooring, electric and garage attached.

### **Services**

Mains Electricity  
Mains Water  
Oil Fired Central Heating  
Cesspit

**Council Tax Band: E**

### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## Falkland House Colegate End Road, Pulham Market Diss

- Detached Grade II Listed Georgian Family Home
- Kitchen/Breakfast Room With Utility Room
- Two Spacious Reception Rooms And Study
- Master Bedroom With Walk In Wardrobe
- Three Further Decent Sized Bedrooms
- Outbuilding With Garage And Ample Off Road Parking
- Benefits From Oil Fired Central Heating
- Offered With No Onward Chain

Tenure: Freehold EPC Rating: Exempt

offers in the region of

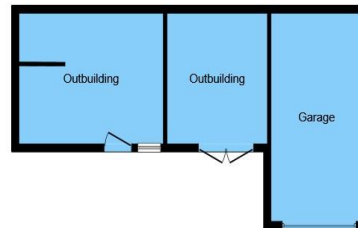
**£600,000**



Ground Floor



First Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
DSS110144 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)