



1 BANK STREET
PULHAM MARKET, DISS, IP21 4TG



A three-bedroom semi-detached Grade II listed cottage in the village of Pulham Market, with off road parking and garden.

A charming pathway leads you up to the front porch. Stepping into the porch, you are greeted by the dining room. Double doors provide access to the cosy sitting room, where a beautiful wood-burning stove adds warmth and character to this space. Adjacent to the dining room is the kitchen, which is equipped with a range of base and wall units, a freestanding fridge/freezer, an electric oven, and a dishwasher. The kitchen is bathed in natural light and features a quirky stable door that opens directly into the rear garden. From the dining room, a doorway leads you into the downstairs hallway. The downstairs shower room is well-equipped with a shower, toilet, and basin, and includes a double cupboard that houses the water tank, water softener, and offers additional space for a washing machine. On the first floor, you'll find the airing cupboard, which is shelved for added storage, along with access to the loft. Bedroom one is a generously sized double room, bedroom two is another spacious double room, while bedroom three is a smaller double room. The family bathroom features a bath with a shower attachment, along with a toilet and basin.

Outside, the property benefits from one allocated off-road parking space at the rear, with additional parking available on Falcon Road. The south-facing rear garden is a delightful sunny spot, complete with a patio area, a well-maintained lawn, and established flower beds and shrubs. To the front, a charming cottage garden is framed by a pathway leading to the front door, with additional flower beds adding to the appeal. The shed, which provides dual access to both the front and rear of the property, houses the oil boiler and features the old bread oven. While previous planning permission was granted for a conversion, it has since lapsed, offering potential for further development in line with the original plans.

TENURE - FREEHOLD

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of oil fired central heating through radiators and wood burner in the sitting room. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – South Norfolk – B

EPC – E

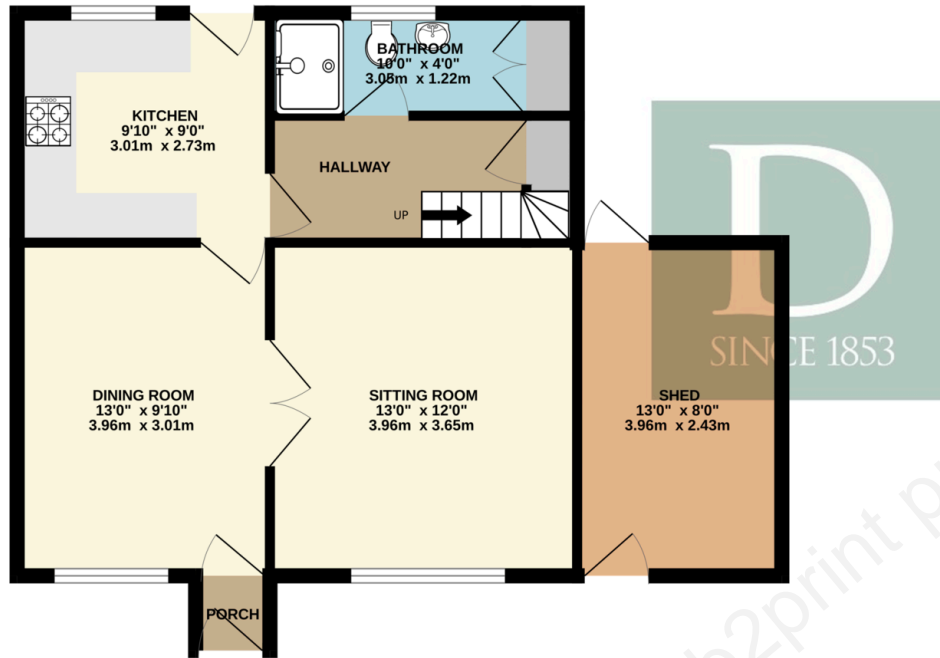
VENDORS NOTES – Right of way access over the neighbouring's driveway, to the off road parking to the rear of the property.



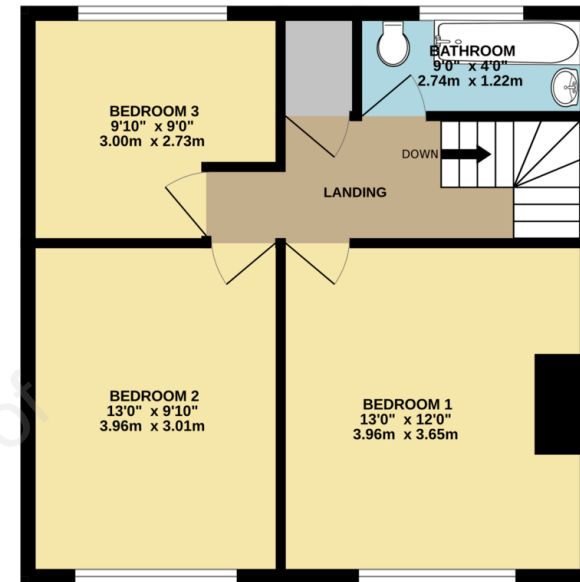


FLOOR PLAN

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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