



HYFIELD

STATION ROAD, PULHAM ST, MARY, IP21 4QT



A spacious and superbly updated bungalow in a highly sought-after village

Hyfield has been substantially updated and adapted by the current vendor and offers well-presented accommodation. A new stable front door opens to the living space which is now all open plan and triple aspect. At the heart is a superb kitchen/breakfast room which has been comprehensively fitted with an attractive range of shaker style of units with integrated appliances and hot water tap. There is also a very useful island that is moveable. The space is perfectly arranged to create a brilliant area for entertaining. Off the kitchen is a useful lobby/utility room. A central corridor leads to the remainder of the accommodation. The bathroom is very well-presented having been replaced. There are three double bedrooms with the principal being to the rear with an ensuite. There is a useful dressing room/study but please note it is an internal room without a window. There is an excellent vaulted reception room to the rear which the vendor uses as an additional sitting room with double doors to the garden.

The property is set back from the road with a large lawned front garden. The driveway provides

parking for several cars and leads to a garage that is linked to the next door garage. Immediately to the rear of the house is a large terrace and the vendor has created an excellent alfresco entertaining area. The garden is laid to lawn and abuts farmland to the rear.

LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a community centre. They are located between the pretty market towns of Diss, Long Stratton and Harleston.

SERVICES

Oil fired central heating and solid fuel. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C



3



1



2



9 miles

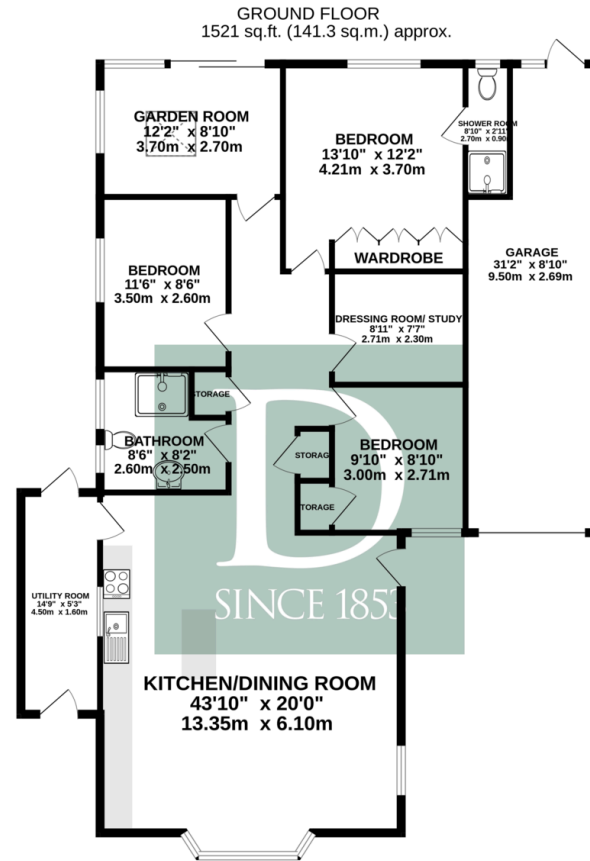


EPC



BEAUTIFULLY
FINISHED

FLOOR PLAN



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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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