



BYFIELD HOUSE

THE MALTINGS, PULHAM ST MARY, IP21 4RU



An immaculate and spacious detached house on a sought-after development within Pulham St Mary with a double garage and delightful established garden

The property is an immaculately presented detached family home and only one of two substantial detached houses on the exclusive Maltings development within Pulham St Mary. The property has been very well-maintained by the current vendors and offers spacious and well-arranged accommodation.

The front door opens on to a spacious entrance hall. There is useful study to one side and a modern, fitted kitchen/breakfast room to the other. It is comprehensively fitted with an attractive range of wall and base units and a central island. French doors open to the garden. Double doors from the hall open to a superb double aspect open plan sitting/dining with an open fireplace with woodburning stove and French doors to the garden. There is also a cloakroom off the hall.

On the first floor the principal bedroom features high-quality, fitted furniture with an en-suite shower room. There are three further bedrooms, one of which is used as a dressing room as well as a family bathroom.

A driveway provides off-road parking which leads to the detached double garage with electric door. The gardens are a delightful feature of the property. There is a paved terrace to the rear of the house for alfresco entertaining and it joins the lawn. There is a wide array of established shrubs and trees and the gardens offer an excellent level of seclusion.

LOCATION

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

SERVICES

Oil-fired central heating. Mains electricity, water and drainage are connected to the property. (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 and Tax Band E

AGENTS NOTE

There is an Annual Estate Charge which was £331.77 for 2024.



4



2



2



9 miles



EPC

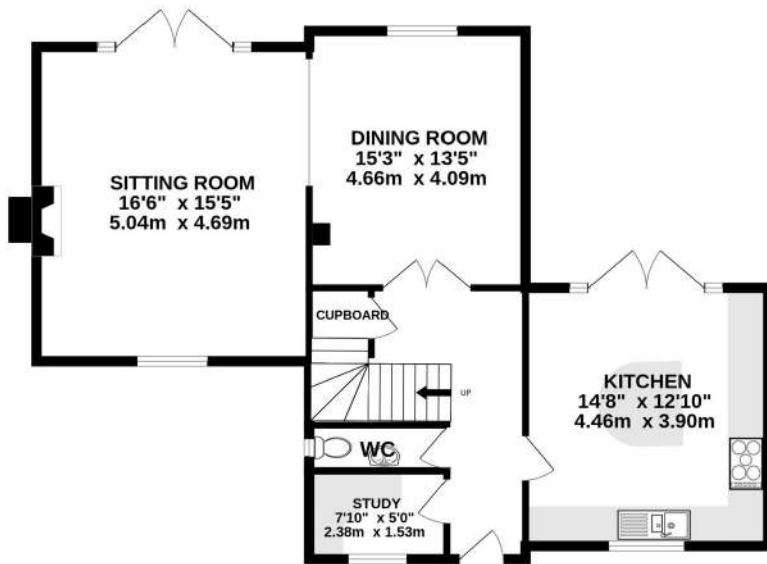






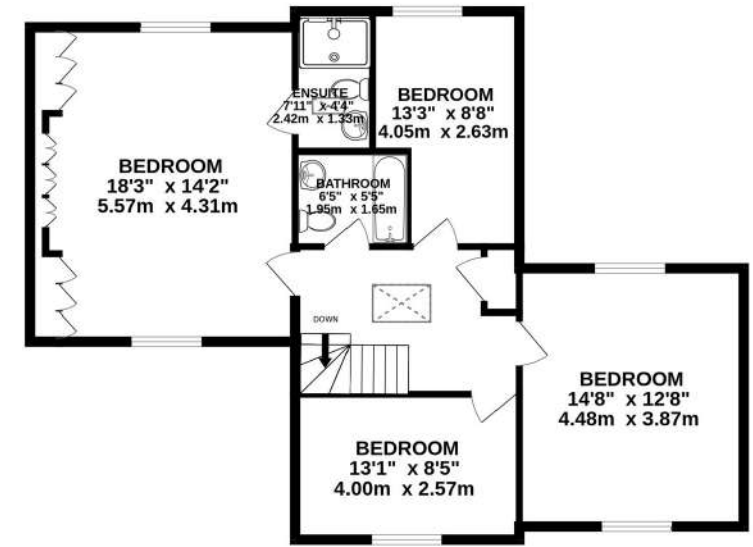
FLOOR PLAN

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



GARAGE
18'10" x 15'8"
5.74m x 4.78m

1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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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