



# 1 COPPERFIELD COURT

PULHAM MARKET, IP21 4FG



A well-presented detached family house on an exclusive development within the highly sought-after village of Pulham Market and built by the locally renowned Orchard Homes in 2020

The property is an attractive detached home with rendered elevations and an attached garage. It is on a corner plot on an exclusive development. The vendors bought the property off-plan and made some internal alterations which has given the space have an excellent flow whilst giving the house and warm and comfortable feel.

The front door opens to a spacious entrance hall with stairs to the first floor. There is a useful study to the front for those working from home. To the rear of the house, the vendors have opened up the kitchen/dining/living space to create a superb open-plan feel whilst cleverly zoned. The sitting area is triple aspect with a wood-burning stove and French doors to the garden. The kitchen is fitted with an comprehensive range of grey shaker style units with Quartz worksurfaces. There is a range of integrated appliances and dining area to one end. A cloakroom completes the ground floor. On the first floor is a spacious principal bedroom with range of fitted wardrobes and an ensuite shower room. There are two further

bedrooms and a family bathroom.

To the front of the property are two parking areas. To the left is a driveway in front of the attached garage with its electric roller door and to the right hand side, the vendors have created an additional parking space. The rear garden is laid principally to lawn with a paved patio for alfresco entertaining.

#### 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 – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). The pretty market town of Harleston is thriving with many historical buildings and an excellent range of independently owned shops and cafes.

#### SERVICES

Air Source Heat Pump. Underfloor heating. Mains water, drainage and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).







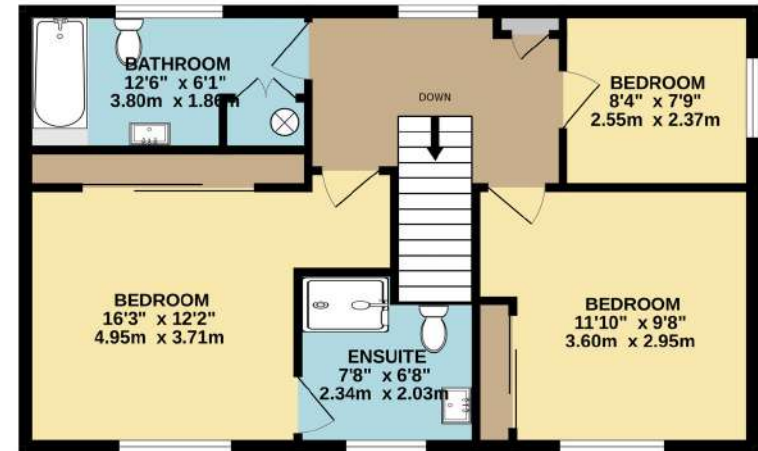


## FLOOR PLAN

GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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### CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**