



Bank Street,
Pulham Market, Norfolk



**MUSKER
M'INTYRE**
ESTATE AGENTS

Dating from the 17th Century, this delightful Grade II Listed thatched cottage is full of character and original features and is heavily beamed throughout. The cottage is centrally situated within the village and is offered to the market with no onward chain.

Accommodation comprises briefly:

- Sitting Room with Inglenook Fireplace
 - Kitchen
 - Dining Room
 - Study/Utility Room
 - Cloakroom
 - Spacious First Floor Landing
 - Two Bedrooms
 - Bathroom
 - Separate WC
- Outside
- Shingled Front Garden

The Property

The front entrance door opens into the sitting room with window overlooking the front, an impressive brick inglenook fireplace, door opening to the staircase leading to the first floor and door into the kitchen. The kitchen is fitted with base, wall and drawer units, worktop with stainless steel sink and drainer and space and plumbing for washing machine under, original bread oven, under stair cupboard and window to the side. The kitchen leads into the dining room with window to the side and through to the study with window to the rear, side entrance door, built-in cupboard and drawer unit with worktop, further built-in cupboard. A door leads to the WC with window to the rear.

From the sitting room stairs rise to the spacious first floor landing with window overlooking the side aspect. There are two bedrooms, the larger of the two overlooks the front with a built-in cupboard and the second is double aspect with an airing cupboard housing the hot water tank. The bathroom is fitted with a traditional suite comprising a freestanding bath with shower attachment, pedestal wash basin, WC and window to the side. Across the landing there is a further WC.

Outside

The cottage is enclosed by a low brick wall with a front gate opening onto the path leading to the entrance door. The front garden is laid to shingle with plants and climbers including a passion flower and continues around to the side and rear of the property.

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Location

The cottage is situated in the centre of the picturesque village of Pulham Market. The village has a local shop, two public houses, an active community centre, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market towns of Harleston and Diss. Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains to London Liverpool Street. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, and a general hospital.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric Storage Heaters and immersion for the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: E

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP21 4TG

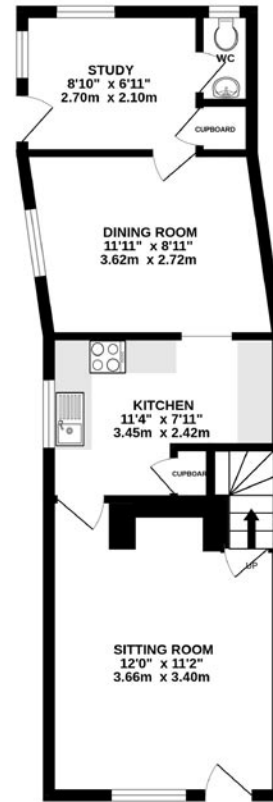
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR
417 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.
While 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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Guide Price: £295,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.