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Norwich Road,
Pulham St Mary, Norfolk

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ESTATE AGENTS

A rare opportunity to purchase this largely untouched, three bedroom semi-detached family home, situated on one of the most impressive plots in the village. The property, occupied for many years by the same owners, has been lovingly cared for but now offers a new owner the opportunity to put their own stamp on the home and the ability to extend making the most of the extensive plot (stpp). Viewing is essential to fully appreciate the space and position on offer. The property is offered with No Onward Chain.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Rear Lobby
- Separate Bathroom & WC
- Three First Floor Bedrooms

Outside

- Ample Driveway Parking and Garage
- Extensive Plot, Front, Side & Rear

The Property

At the front of the property we enter the house via the entrance hall whilst in true Norfolk style the side door is used as the main entrance which takes us into the property via the conservatory which provides the perfect spot to enjoy the gardens all year round. The conservatory leads us into the rear hallway where we find doors opening to the bathroom and separate WC. Both rooms are fitted with basic white fittings. Stepping into the main house we enter the kitchen/dining room where a range of fitted wall and base units provide storage and working space above, whilst a large walk-in pantry offer an excellent addition. Windows to two aspects bring natural light to the room and the oil fired boiler is set to the chimney. Completing the ground floor find the sitting room, a generous dual aspect room which enjoys a feature fireplace providing a central focal point. From the entrance hall, stairs rise to the first floor landing where doors open to all three bedrooms. The two smaller rooms are set to the front and rear of the property. At the front a generous single room enjoys the garden and field views over Norwich Road, whilst at the rear we find a double bedroom with fitted wardrobe again enjoying the far reaching views. Completing the accommodation the master bedroom is a fantastic size and enjoys double fitted wardrobes and a dual aspect. A large over stairs cupboard offers additional storage.

Outside

Approaching the property from Norwich Road via double gates we arrive on the driveway where the scale of the extensive front and side plot is instantly apparent. The drive runs to the side boundary leading to a large parking and turning area in front of the single garage. Here we enter the property via the conservatory whilst crossing the vast lawned frontage we find a path leading from the pedestrian gate to the front door. The frontage is laid to lawn and framed with a range of planted lavender and rose beds. The front and side plot offer a superb opportunity to double the size of the home (stpp). Passing the garage we step to the rear of the house where a gate leads to a large patio and we find a further generous garden space laid to lawn. Here we find a timber workshop, shed and kennels which once clear offers an impressive rear garden space.

Norwich Road, Pulham St Mary





Location

This superb opportunity is ideally situated within the village of Pulham St Mary enjoying open field views to the front aspect and a delightful private garden at the rear. The village is on a main bus route and has a village store and the Pennoyer Centre which offers various activities including regular film nights and is a short distance from the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings and further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

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

Oil fired central heating.

Mains drainage, electricity and water are connected.

EPC Rating: E

Local Authority:

South Norfolk District Council

Council Tax Band: B

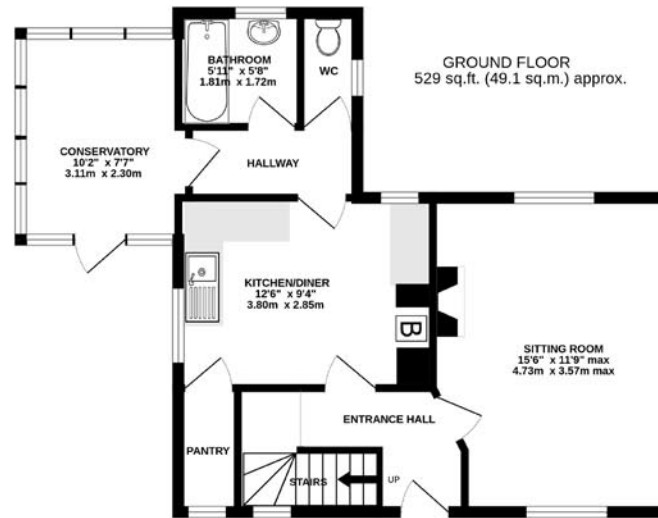
Postal Code: IP21 4QX

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.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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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Guide Price: £265,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
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.