

## Norwich Road, Pulham St Mary

Guide Price £280,000

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The property comprises a three bedroom semi-detached period cottage believed to date back to the 18th century. Re-built to traditional brick and block construction in the 80's, under an interlocking tiled roof. Having been significantly refurbished in the Vendors time of ownership with the benefit of upvc double glazed windows, whilst being heated by a modern electric boiler via radiators. Offering bright and spacious accommodation with exposed period features in the region of 800 sq ft. Set back from the road and approached via a large shingle driveway giving off-road parking for multiple vehicles. The main gardens are found to the rear of the property being low maintenance with astro turf area and raised decking area giving excellent space for alfresco dining, all being enclosed by panel fencing.

## Key Features

- Character & charm
- Extensive off-road parking
- Significantly refurbished
- Sought after village location
- Private garden
- Freehold
- EPC Rating E
- Council Tax Band C
- Electric boiler
- Mains drainage



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
807.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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