

## The Street, Pulham St Mary, Diss

Guide Price £375,000-£400,000



Step inside to a welcoming entrance hall leading to a spacious yet cosy lounge, complete with a warming fireplace and wood burner. A dual-aspect dining room at the front provides flexible space for entertaining or a dedicated family area. Both rooms connect to an inner hallway, which serves a convenient downstairs WC and a contemporary kitchen with direct access to the rear garden. Further enhancing practicality, a separate utility room is located off the kitchen, featuring an external door to the side. On the first floor you'll find a landing providing access to three well proportioned bedrooms and a tastefully replaced family bathroom. A unique feature of this home is the staircase leading to a second-floor room, currently utilised as a dressing room, but offering potential as a fourth bedroom or a dedicated home office.

## Key Features

- GUIDE PRICE £375,000-£400,000
- Character & charm throughout
- South facing rear garden
- Popular village location
- Countryside walks
- Outbuilding with electric
- Ample off-road parking
- Replaced bathroom
- Mains drainage - Oil heating
- Freehold - EPC Rating E - Council Tax Band B

