



# 1 CHURCH TERRACE

THE STREET, PULHAM ST MARY, NORFOLK, IP21 4RE



## A charming two-bedroom period cottage beautifully combining character features with modern comforts. OFFERED WITH NO ONWARD CHAIN

**Church Terrace is a beautifully presented period cottage that effortlessly combines character and charm with tasteful modern touches. The accommodation includes a welcoming sitting room with a striking red brick fireplace and wood-burning stove, a well-appointed kitchen/dining room, two generous double bedrooms, a stylish family bathroom and a useful ground floor cloakroom.**

**Outside, the property enjoys attractive front and rear cottage gardens, with a paved terrace, generous lawn and established planting, creating a delightful setting for outdoor relaxation. Rear access is available via a right of way across the neighbouring property.**

### LOCATION

The property is situated opposite the Church in the village of Pulham St Mary, 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, a

beautiful chapel and plenty of character around every corner you turn. It 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.

### SERVICES

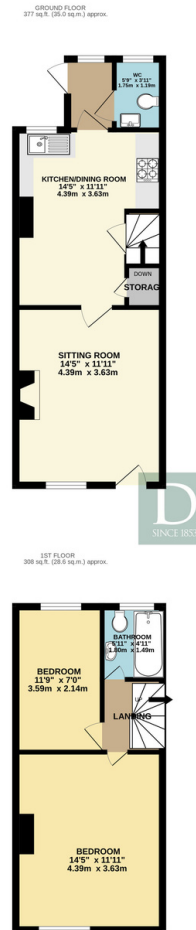
Oil fired heating.  
Mains Electricity, Water & Drainage.

### LOCAL AUTHORITY

South Norfolk Council  
Tax Band: A  
Energy Rating: E  
Postcode: IP21 4RE



## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

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### CONTACT US

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