



# COPPERBEECHES

COLEGATE END ROAD, PULHAM MARKET, IP21 4XG





A spacious and upgraded detached 4 bedroom home in a highly sought-after village with delightful established garden and integral double garage

The property is a spacious and versatile detached 4 bedroom home within the highly popular village of Pulham Market. The property was upgraded, including an impressive contemporary kitchen breakfast room and a new first floor shower room.

The front door opens to the entrance hall with stairs to the first floor and ground floor cloakroom. There is a spacious sitting room with large picture window to the front and electric fire. Double doors open to the dining room which connects with the kitchen but is also open to the triple aspect conservatory which has double doors on one side to the garden. The kitchen has been fitted in a comprehensive range of white gloss wall and base units with integrated appliances and a breakfast bar. There is a useful separate utility room with a door to the garden and a door to the integral garage. Off the utility room is a useful ground floor shower room. On the first floor are four bedrooms and a luxury shower room.

The house is approached from the road via a tarmac drive providing

off-road parking in front of the integral double garage. There is an area of lawn to the front. The rear garden is a delightful feature of the property, being principally laid to lawn with a wide array of mature shrubs and trees.

#### LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a community centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London Liverpool Street. The pretty market town of Harleston is thriving with many historical buildings and an excellent range of independently owned shops and a number of cafes. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

#### SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band D









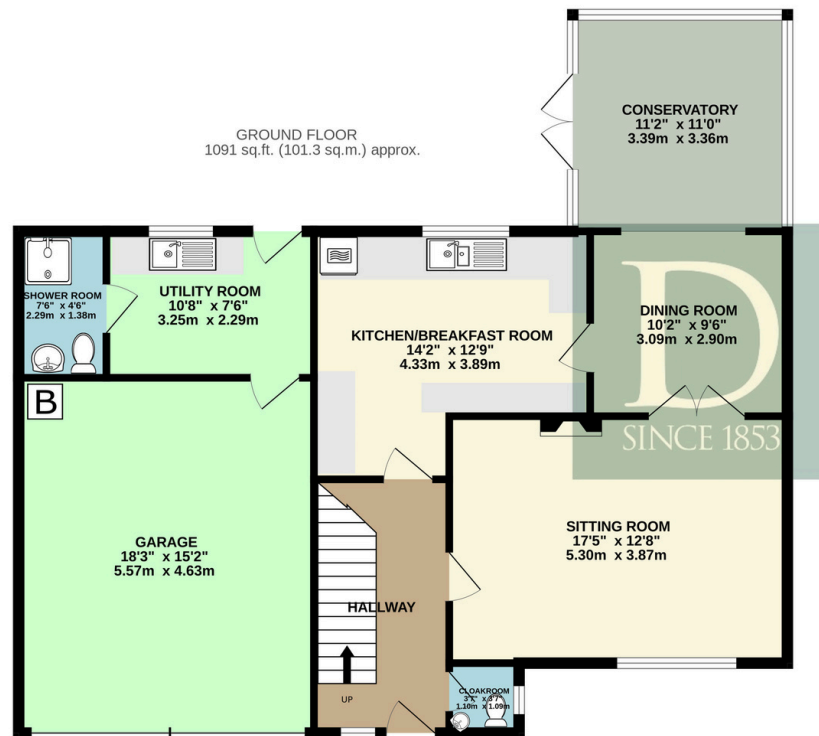




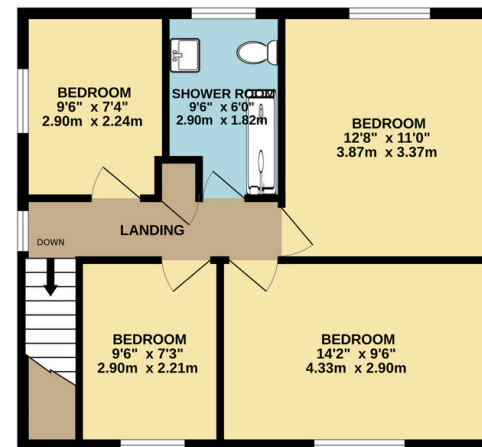




## FLOOR PLAN



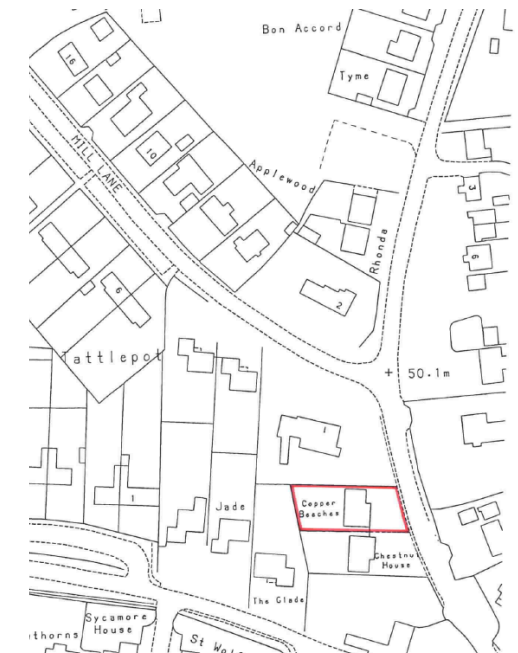
**1ST FLOOR**  
541 sq.ft. (50.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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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## BOUNDARY PLAN



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

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

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## CONTACT US

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