

Colegate End Road, Pulham Market

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Colegate End Road

Pulham Market, Diss

NO CHAIN! This IMPRESSIVE DETACHED FAMILY HOME offers over 1570 SQFT of thoughtfully arranged accommodation (stms), positioned in a desirable location within a SOUGHT AFTER VILLAGE and available with NO ONWARD CHAIN. Step into a welcoming ENTRANCE HALLWAY, leading directly to the spacious 17' SITTING ROOM, which seamlessly flows into the DINING ROOM and onward into a bright GARDEN ROOM (perfect for relaxing or entertaining). The MODERN, RECENTLY INSTALLED KITCHEN/BREAKFAST ROOM features contemporary fittings and ample workspace, complemented by a separate UTILITY ROOM for added convenience. In addition the ground floor offers a guest W/C and a separate SHOWER ROOM ideal for large families. Upstairs, FOUR AMPLE BEDROOMS provide comfortable retreats, all served by a STYLISH, REFITTED FAMILY BATHROOM. Storage and practicality are well catered for with an INTEGRAL DOUBLE GARAGE and PLENTY OF DRIVEWAY PARKING, ensuring ample space for multiple vehicles. The generous rear garden is well kept and provides plenty of space for a range of uses.

Throughout, the property is presented in excellent decorative order, offering versatile living spaces and a wonderful sense of privacy.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: D

- No Onward Chain!
- Impressive Detached Family Home
- Over 1570 SQFT Of Accommodation (stms)
- 17' Sitting Room Into Dining Room With Garden Room Beyond
- Modern Recently Installed Kitchen/Breakfast Room With Separate Utility
- Four Ample Bedrooms With Stylish Refitted Family Bathroom
- Separate Shower Room & Guest W/C
- Integral Double Garage, Plenty Of Driveway Parking & Well Kept Rear Gardens



The property can be found on the edge of the attractive South Norfolk village of Pulham Market with a hairdressers, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the South and offers a main line railway station.

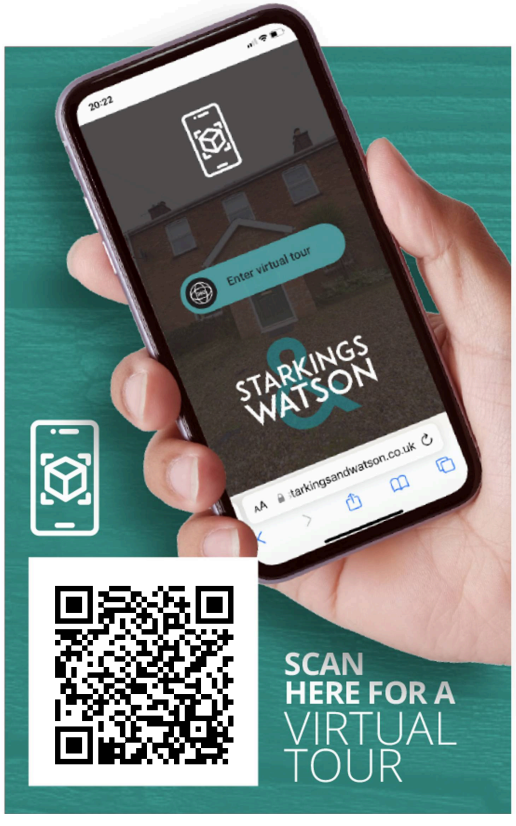
SETTING THE SCENE
The house is approached from the road via a tarmac drive providing ample off-road parking in front of the integral double garage. There is an area of lawn to the front with the main entrance door to the front covered by a storm porch.

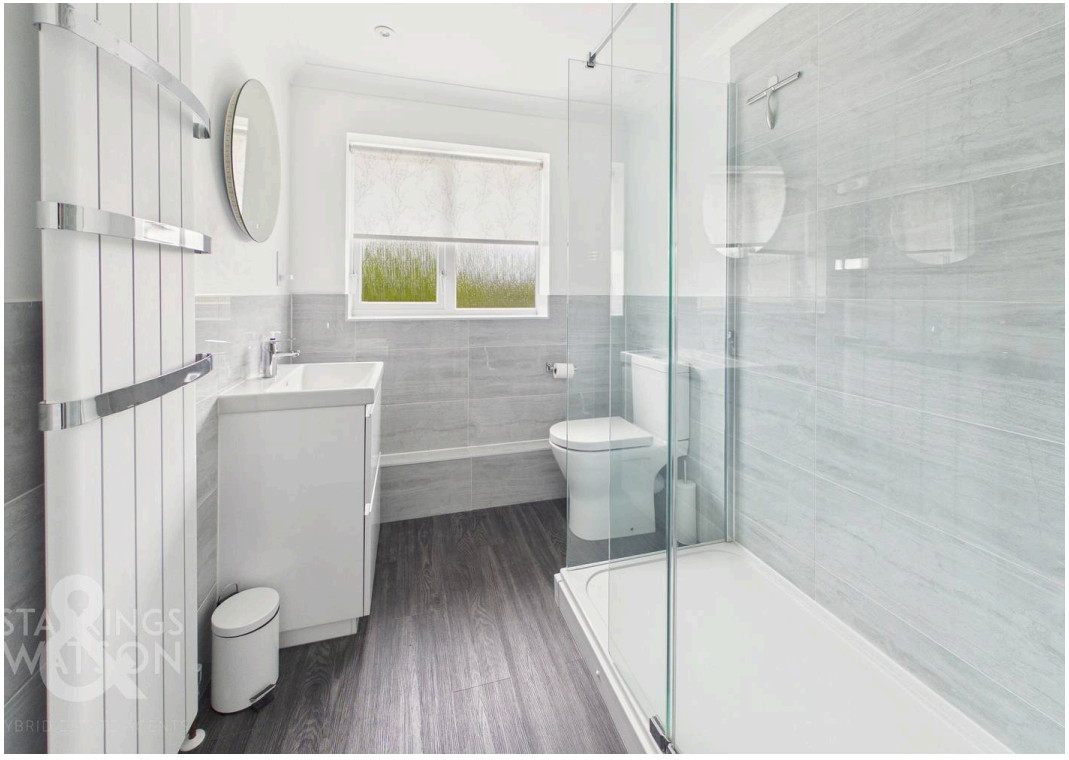
THE GRAND TOUR
The front door opens to the entrance hall with stairs to the first floor and ground floor cloakroom to the left. There is a spacious 17' sitting room with large picture window to the front and electric fire. Double internal doors open to the dining room which connects with the kitchen but is also open to the triple aspect garden room which has double doors on one side to the garden. This means there is effectively three reception rooms on the ground floor providing excellent entertaining space. The modern kitchen has been fitted with a comprehensive range of white gloss wall and base units with integrated appliances and a breakfast bar. There is an adjacent and useful separate utility room with further storage and space for white goods 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 you will find four ample bedrooms off the landing with fitted storage as well as the luxury fitted shower room having been newly installed.

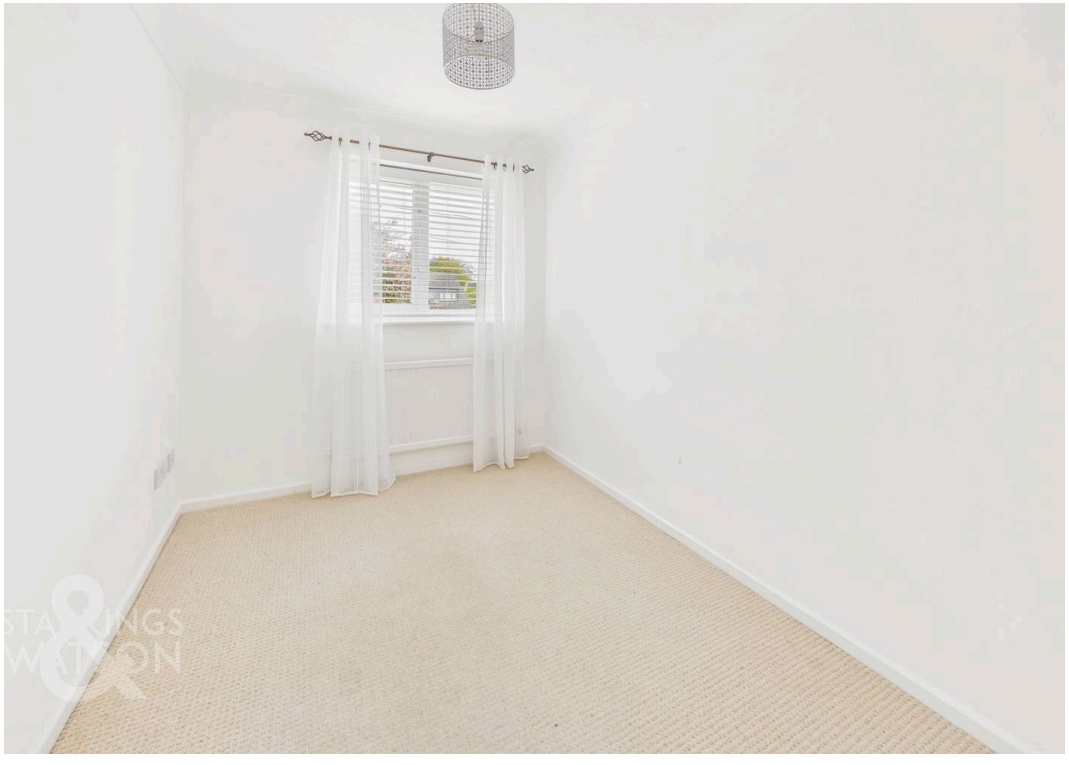
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VIRTUAL TOUR
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THE GREAT OUTDOORS

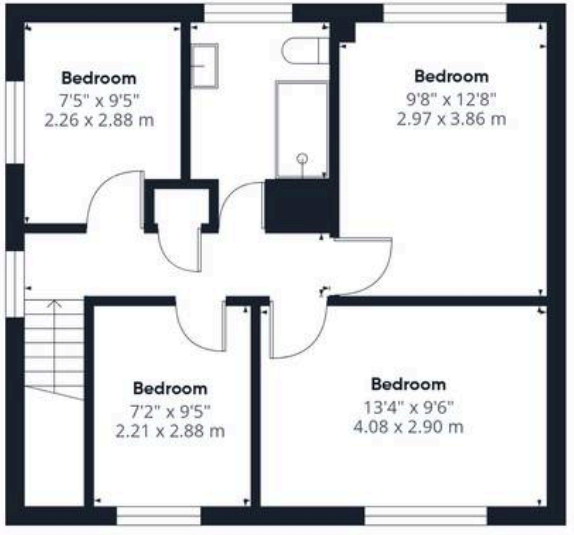
The rear garden can be access via either the garden room French doors or the utility room. Both doors will take to onto a patio area, ideal for garden furniture, alfresco dining and entertaining. The large garden is laid to lawn with flowered borders to the right, and in the left had corner, more mature hedges and a wooden shed, perfect for all your gardening tools. Taking pride of place, at the rear of the garden, a beautifully established apple tree full of fruit. This could be the perfect play area for both pets and children, with the whole area surrounded by concrete posts and wooden panels.

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Ground Floor



Floor 1



Approximate total area(1)

1573 ft²

146.1 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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