



Mill Orchard, Pulham Market, Diss, IP21 4XD

Asking Price Of £425,000



01508 531331

www.whittleyparish.com

Property Features

- Located in a small cul-de-sac
- Walking distance to amenities
- Double garage
- South-facing rear garden
- Conservatory
- Ample driveway parking
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.

Full Description

This detached bungalow can be found within a select close of four other executive style bungalows all set upon large plots and with a pleasing feel to this private development. All of the properties have an individual feel to them whilst being located within walking distance of amenities and to open rural countryside. The desirable village of Pulham Market adjoins the village of Pulham St Mary and are known as "The Pulhams" which have proved to have been a popular and sought after location over the years. The village still retains a beautiful assortment of many period and attractive properties with a large village green steeped in history and believed to date back to 1258. There is a strong and active local community helped by having a good niche infrastructure with many day to day amenities and facilities, including village shops, convenience stores, post office, doctors surgery, public houses, schooling and fine church.

The property was built by highly respected local builder, Steve Garton in the late 1990's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with sealed unit upvc double glazed windows and doors whilst being heated by an oil fired combination boiler via radiators. Internally the property offers a good deal of versatile living space, (in the regions of 1200 sq ft) and comprises of three reception rooms, kitchen and separate utility room, conservatory, four bedrooms and two bathrooms.

Externally the property has a front garden laid to lawn with pathway access to the front door. There is ample driveway parking to the side of the property leading to a detached double garage (measuring 18' 8" x 18' 0" (5.70m x 5.49m)) with twin up and over front doors, personal access door from the garden, power and light. The south-facing rear garden is laid to lawn with flower borders and various plants and shrubs, access gates to both sides and is enclosed by panel fencing.



ENTRANCE PORCH 4' 1" x 4' 11" (1.27m x 1.52m)

Front door through to entrance porch with space for shoes and coats, door giving access through to:

ENTRANCE HALL

Doors to lounge, kitchen, all bedrooms, bathroom and built-in storage cupboard to side (with fitted water softener).

LOUNGE 17' 9" x 13' 1" (5.42m x 4.01m)

A bright and spacious double aspect room with front and side aspect windows, open fireplace with brick surround, oak mantle and tiled hearth and door through to:

DINING ROOM 11' 0" x 9' 11" (3.36m x 3.04m)

French style doors giving access into the conservatory extension and door through to the kitchen.

CONSERVATORY 12' 3" x 8' 6" (3.75m x 2.60m)

Of brick and UPVC construction with French style doors to the side giving access to the rear garden.

KITCHEN/BREAKFAST ROOM 14' 4" x 8' 2" (4.37m x 2.51m)

A range of wooden wall and base units with marble effect roll top work surfaces, inset one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, space for electric oven, built-in storage pantry cupboard, rear aspect window enjoying a southerly aspect and door giving access through to:

UTILITY ROOM 5' 6" x 5' 7" (1.69m x 1.72m)

Continuing marble effect roll top work surface with inset stainless steel sink and mixer tap, plumbing for washing machine and door to the rear giving access to the garden.

BEDROOM ONE 11' 9" x 12' 11" (3.60m x 3.96m)

Fitted triple and further double wardrobes, rear aspect window and door through to:

EN-SUITE 8' 9" x 5' 2" (2.68m x 1.60m) max

Three piece suite in white comprising shower cubicle, hand wash basin set within vanity unit and close coupled WC, extractor fan and obscured rear aspect window.

BEDROOM TWO 9' 8" x 13' 1" (2.97m x 4.01m)

Front aspect window.

BEDROOM THREE 8' 4" x 11' 4" (2.55m x 3.46m)

Front aspect window.

BEDROOM FOUR 6' 10" x 9' 6" (2.09m x 2.91m)

Side aspect window.

BATHROOM 5' 9" x 6' 10" (1.76m x 2.10m)

Three piece suite in white comprising of panelled bath and shower over, close coupled WC and pedestal wash hand basin, extractor fan.



GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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.
Made with Metropix ©2022

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleyparish.com
longstratton@whittleyparish.com
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements