

GROUND FLOOR



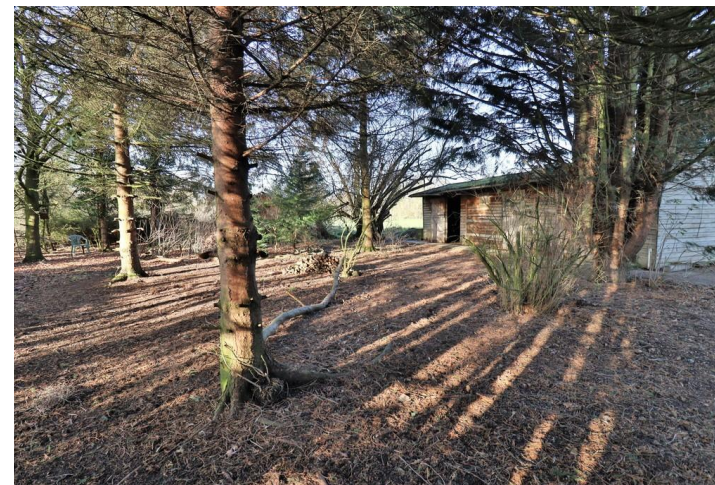
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Estate Agents & Valuers



Ipswich Road, Pulham Market, Diss, IP21 4XP



**Offers In Excess Of £450,000**

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## Property Features

- No onward chain
- 5 acres (sts)
- 3 reception rooms
- 3 bedrooms
- Stable block
- Detached garage
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

Found on the outskirts of the village the property is situated on the A140 and has excellent access to Norwich (twelve miles to the north) or Diss (ten miles to the south having the benefit of a mainline railway station with services to London Liverpool Street ). The village of Pulham Market retains a beautiful assortment of many period and attractive properties many of which were centred around a large green steeped in history and believed to date back to 1258. There is still a strong and active local community helped by having an excellent range of day to day amenities and facilities with a village convenience store, post office, doctors surgery, public houses, schooling and a fine church.

The property comprises of a detached bungalow built in the 1960's with the current owners being only the second occupants. The bungalow has been further extended in the latter years and the accommodation now extends to three bedrooms, three reception rooms, kitchen and bathroom with separate WC.

Externally the bungalow occupies a generous plot with the formal gardens surrounding the property being in the regions of half an acre. A five bar gate gives access to a sweeping driveway which leads to the bungalow and detached garage to the side. The front garden is mainly laid to lawn and bordered by hedgerows and stocked with a variety of shrubs, plants and mature trees which continue through to the rear gardens as well. A timber stable block is situated to the rear but has not been in use for many years and would need some repair works carried out. To the northern boundary agricultural land extends to approximately a further four and a half acres.



### ENTRANCE HALL

Accessed via a timber front door leading to the hall with exposed floorboards and access to an inner hallway with cupboard space and further door to outside.

### SITTING ROOM 15' 3" x 11' 11" (4.67m x 3.64m)

Lovely light and bright room with double aspect windows, door to side, exposed floorboards, cast iron stove set within tiled surround and hearth, glazed door to kitchen and further opening to:-



### RECEPTION ROOM TWO 13' 10" x 9' 9" (4.24m x 2.99m)

Double aspect windows to the side and rear.

### KITCHEN 11' 8" x 8' 1" (3.58m x 2.48m)

Fitted with a selection of wall and base units with work surfaces over, sink unit below front aspect window, newly installed cast iron multi fuel burning stove, opening through a dining room area.



### DINING ROOM/BEDROOM THREE 11' 10" x 7' 1" (3.62m x 2.17m)

Previously used as a bedroom which could easily being reinstated, large walk-in cupboard and rear aspect window.

### BATHROOM 5' 9" x 4' 11" (1.76m x 1.50m)

Two piece suite in white comprising of panelled bath, hand wash basin, front aspect frosted window. Separate WC with front aspect frosted window.



### BEDROOM TWO 10' 6" x 8' 3" (3.21m x 2.54m)

Exposed floorboards, rear aspect window.

### RECEPTION ROOM THREE 14' 10" x 8' 2" (4.53m x 2.49m)

Accessed via the inner hallway with double aspect windows and door through to:-

### BEDROOM ONE 16' 11" x 13' 9" (5.17m x 4.21m)

Generous bedroom with double aspect windows, exposed floorboards, storage cupboard.



**OUR REF: LO939**