



*Station Road, Pulham St Mary,*  
Nr Harleston.



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ESTATE AGENTS





A beautifully presented semi-detached cottage with attractive landscaped gardens and views over open fields to the front. The property benefits from well proportioned living accommodation including a separate dining room and sitting room, re-fitted kitchen/breakfast room and three bedrooms.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen/breakfast room
- Sitting Room
- Dining Room
- Utility Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Good size attractive gardens
- 30' Workshop
- Single Timber Garage
- Off-road parking for 5 cars
- Open field views
- Upvc double glazed windows and external doors throughout



### The Property

The front door opens into the entrance hall with staircase rising to the first floor with large cupboard and drawer under. The bright and airy kitchen/breakfast room has been re-fitted to include a Silestone worktop with inset stainless steel 1 ½ bowl sink with cupboard under, adjoining worktop with cupboards under and plumbed in dishwasher, glazed display cupboards with lighting, further worktop with inset Prima touch control ceramic hob and separate cupboard unit housing Zanussi double oven and microwave. A doorway from the kitchen then leads through into a utility room with window and door to garden, worktop with recess under with space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas boiler (installed 2020) for central heating and domestic hot water.

Leading off the hall to the front you will find a dining room with wood effect laminate flooring, window overlooking fields, feature fireplace with inset gas fire with wooden surround and mantle and tiled hearth. A sitting room can also be found to the front of the property with ample power points and is double aspect with one window overlooking fields.

From the hall a staircase rises to the first floor landing with window overlooking the rear garden and roof access hatches leading to the insulated roof space with lighting. There are three bedrooms, one of which has a large walk-in wardrobe and another with access to a large airing cupboard. Bedroom three is currently being used as a study with fitted shelving and desk top. The bathroom has a tiled floor and comprises low level WC, bidet, pedestal wash basin and panel bath with Triton electric shower over and glass shower screen, electric shaver point and wall mounted cabinet with mirrored doors.







## Outside

The property is approached via a concrete and shingle driveway which provides parking and leads to timber single garage which has lined and insulated walls along with power and lighting, a worktop and shelving. A three bar metal gate opens to a mature lawned front garden with flower and shrub borders planted with perennials, numerous spring bulbs which provide an array of colour and a Wisteria covering the front of the cottage which also gives a lovely display of colour. A path leads round to a beautifully presented and landscaped large rear garden which is planted with a variety of shrubs, roses and perennials. There is a large lawned area and shrub borders planted with seasonal plants, flowers and shrubs as well as a pretty rose garden, a fenced vegetable garden planted with established asparagus, rhubarb and globe artichoke and fruit cages with well established cherry and plum trees and raspberry, black, red and white currants. Three separate patio areas provide sunny seating areas. The timber 30' workshop has a concrete floor, multiple socket and lights, a solid work bench with further shelving and wall cupboards. A garden shed measuring 10' x 8' is also included in the sale.

## Location

Pulham St Mary is a charming village and has a popular community centre (The Pennoyer) with café, bar and classes for all ages. Other facilities in the village include a general store, post office and garage. The neighbouring village of Pulham Market has a further shop, post office, public house, doctors and a primary school. Further facilities are available in the nearest town of Harleston. The amenities include bakers, butchers, public houses, pharmacies, cafes, restaurants, hairdressers, stores and further independent retailers. Diss has a mainline train station linking to London Liverpool Street and Norwich.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Color Gas central heating and hot water.  
Private drainage - Treatment plant installed in 1987  
Mains water and electricity connected  
Energy Rating: tbc

### Local Authority

South Norfolk District Council  
Tax Band: C  
Postcode: IP21 4QQ

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

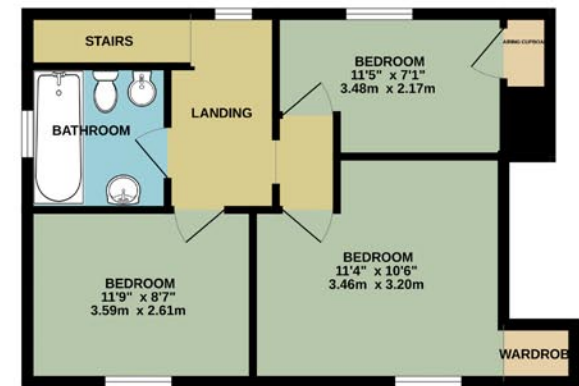
Vacant possession of the freehold will be given on completion.

Guide Price: £380,000

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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