



'WONDERFUL HOME IN SOUGHT AFTER VILLAGE LOCATION'  
Pulham Market, Norfolk | IP21 4SU

FINE & COUNTRY

# WELCOME



This beautifully presented four-bedroom home overlooks the green in one of the region's most sought-after villages. Its location couldn't be bettered – "everything is on the doorstep!" A giant sun-filled new extension adds a superb large additional living space, merging house and garden into a delightful al fresco paradise.











- Superb Village Home
- Fabulous Location Overlooking the Village Green
- Much Improved by The Current Owner
- Excellent Extension to The Rear
- Four Comfortable Bedrooms
- En Suite And Family Bathroom
- Play Room/Bed Five
- Stunning Garden Room with Large Bi Fold Doors
- Spacious Sitting Room
- Charming Enclosed Gardens

Built on the one-time site of the village blacksmith in an enviably central location on the green, this late 1960s house has been brought bang up to date by its current owners. The ground floor has been increased by approximately one third with the construction of a 27-foot-wide garden room extension. It's where the family now spend all their time - "it's the hub of the house" - and it's easy to see why! Bi-fold doors open to the full width of the house and a beautiful limestone floor extends deep into the garden to create an indoor-outdoor area that is close to perfection. Skylights overhead boost the amount of sunlight flooding into this elegant room. A modern open-plan kitchen, finished in stylish deep French navy with solid quartz counters, adjoins the extension, making a wonderful entertaining space which flows from the kitchen through the dining room and out to the huge terrace.

A 21-foot-long sitting room is also open to the garden room extension and at the other end looks out to the village green. Handsome polished boards here and in some of the bedrooms add warmth, elegance and practicality. A wood-burning stove occupies a modern

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













hearth with attractive herring-bone brickwork. It's a cosy spot in which to gather in less clement months. Across the hall is another sitting room, a snug, though it would also make a handy home office. Also, downstairs are a utility room and toilet.

Upstairs are four double bedrooms, two with views over the green, two with views to the garden. A family bathroom with shower and bathtub has been beautifully designed and finished in modern grey and white tiles and furnishings. There is also an en-suite shower room to the master bedroom.

Predominantly west-facing, the garden gets sun all afternoon and evening. The expansive limestone terrace directly outside the wide bi-fold doors has space for two or three gathering areas, depending on activity or time of day. The current owners have a generous seating area, a dining table in the lee of the garden storage building, and a central firepit – and there's plenty of room for it all. Beyond the terrace, a lawn stretches up towards the top of the garden to a summer house. The electrical supply runs close to this spot and could be connected with little bother, creating another work-from-home space. The garden is completely walled – perfect for dogs and small children.

A new resin-bonded driveway to the front can accommodate two cars easily, and there is on-street parking is just outside.

Pulham Market is the very essence of an English village with thatched houses around the green. It's not just pretty, but lively too. "We can't think of another village that does as much as Pulham does," say the owners. There are not one but two pubs – The Pulham Crown more gastro, The Falcon more craft beer – so something to please everyone. Two shops, a post office and a GP surgery also serve the community. A primary school flourishes, while a high school is in the market town of Harleston a couple of miles away. The large village green is host to regular annual events like music festivals, fetes, carnivals and the circus. Connectivity is great. The bustling market town of Diss with its supermarkets, boutique shops and fast and frequent trains to Norwich and London, is within a 10-minute drive. The nearby A140 takes you either to Norwich (20 minutes) or Ipswich (45 minutes).

Ramblers will find 14 local footpaths in this excellent walking country, including historic Boudicca's Way.













# STEP OUTSIDE

Agents Notes

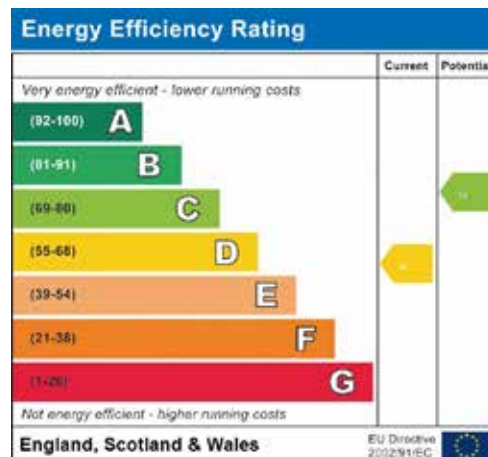
Tenure: Freehold

Local Authority: South Norfolk District Council  
- Band D

Services: Mains Electricity, Water & Drainage,  
Oil Fired Central Heating.

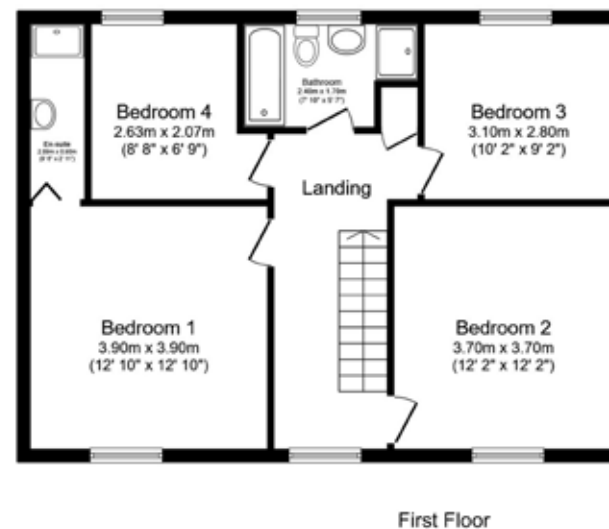
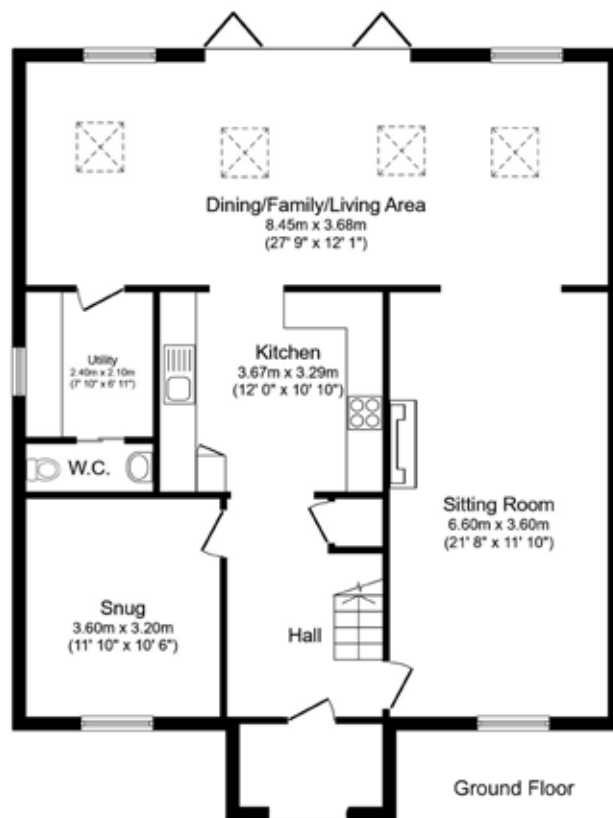
Directions: Proceed from the market town of Diss along the A140 in the direction of Norwich. At the Pulham roundabout take the third exit and follow the road into the village. The property can be found overlooking the village green on the right-hand side next door to the village store.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property // keyboard.farmland.impresses





Property - DIS4391  
Approx. Internal Floor Area - 1867 Sq ft / 173.4 Sqm



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