



5 Copperfield Court
Pulham Market | Norfolk | IP21 4FG

FINE & COUNTRY

LUXURY MODERN HOME



If you love traditional homes but want state-of-the-art living and immaculate presentation, this five-bed-four-bath detached house will certainly deliver it. With a large garden, distant views and a terrific location on the edge of one of the region's best-loved villages, it's hard to see how it could be improved upon. Move in, unpack, and live the dream!



KEY FEATURES

- A State of the Art, Modern Home situated in the Village of Pulham Market
- Five Bedrooms; Four Bath/Shower Rooms
- Main Bedroom with Dressing Room, En-Suite and Balcony
- Kitchen with Separate Utility; Ground Floor WC
- Three Reception Rooms and an Office
- Super-Fast Fibre Broadband and Hardwired Television Points
- Underfloor Heating and Air Source Heat Pump
- Large South-Facing Gardens of 0.75 of an acre with Sweeping Views
- Double Garage and Electric Gated Driveway
- The Accommodation extends to 3,433sq.ft
- Energy Rating: B

First impressions are of a classic English farmhouse. Butter-coloured walls with red-brick details, a projecting centrepiece with oak porch and pitched gable at the roofline, multi-paned casement windows – this is a timeless vernacular with masses of kerbside appeal. Step inside, however, and it's quite a different story. Built just two years ago by well-respected, family-run business Orchard Homes – known for their high build quality – it is a thoroughly modern affair.

Large and Spacious

At nearly three and a half thousand square feet there's a lot of space here and you'll sense it as soon as you enter. Gleaming pale stone floors flow seamlessly through the living spaces in this largely open-plan layout, with silky grey carpets in the sitting room and two upper floors for extra comfort. The palette of greys and white, and the plethora of large south-facing windows, ensure a fresh, bright and airy environment of complete calm. The layout couldn't be better suited to modern living with the sitting room, dining room, kitchen and family room all opening widely one to the other in a continuous diagonal flow across the back of the house. Patio doors or bi-folds allow plenty of light all day long from the south-facing rear elevation. If that sounds a little too warm, don't worry. Not only is there air conditioning for warmer days but the windows are fitted with internal blinds between the glazing, with tilt or raise functions to control direct light and therefore heat. The sitting room, with its dual aspect windows to the front and back, features a contemporary log-burning stove made by Zigis with a sleek sandstone surround. Wide openings either side of the adjacent dining room connect this space to the kitchen.

Upgraded Lifestyle

And what a kitchen! The owners went for upgraded versions of all appliances in here, mostly Miele and Siemens. A bank of full-height units in shiny smart anthracite houses a larder fridge and full-size freezer, microwave,





KEY FEATURES

conventional and steam ovens and a warming drawer. The slick black ceramic hob has an integrated, central extractor fan, meaning no overbearing hood is needed. This really is the last word in contemporary kitchens - there is even a separate wine cooler! The large family room next door can be entirely opened up on its south and west elevations due to two sets of triple bi-fold doors - facilitating wonderful indoor-outdoor living. It's no wonder it's a favourite spot of the owners. Also downstairs are a well-planned home office with stylish built-in cabinetry and desk, a WC and a utility room that has an integrated Bosch washing machine and space for a separate washer dryer, with the whole house being served by a water softener, using salt blocks which are located in the garage.

Exploring Upstairs

A glass-sided staircase rises to the first floor. Here are three bedrooms each with en-suite shower or bathroom. Fitted with Villeroy and Boch suites and fully tiled in cool grey stone, these are luxurious spaces indeed. The master bedroom is something to behold with a thoughtful layout that leaves it uncluttered and spacious. A half-height wall behind the bed conceals a private area for a dressing table while a spectacular dressing room has all the cupboards anyone could need and all behind shiny ocean liner style sliding doors made by Mirror Image. Behind, deep into the eaves, is further concealed storage. The large bathroom is fitted with a beautiful double-ended tub under the window, twin sinks and a walk-in shower. But head out of the French windows for the clincher, if you're not sold already. A 26-foot-wide balcony is up here, south-facing and with far-reaching views over open country behind. Retractable awnings, here and in the garden beneath, provide shade if wanted. On the third floor, two further bedrooms (or maybe extra workspaces?) are served by a shared shower room.

The Outside

The broad garden is approximately 300' in length, and subdivided into a dog proof more formal garden and a meadow with fruit trees, by a small hornbeam hedge. There is easy access between the two areas. Guildhall Lane, which runs along the bottom of the garden, is a single track unclassified road, that the Parish Council has submitted a request to be designated as a 'quiet road' in 2023. Beyond is agricultural land. These views are distant indeed! A stone terrace wraps around the house, providing a choice of seating areas, either in full sun or under a wide gazebo. Well-stocked borders run down either side of the lawn towards a pretty rose-covered moongate, beyond which is a tidy vegetable garden with quality raised beds. An attractive Tiger Shed (light, power and outside tap) and a greenhouse (power) provide storage and back-up for this glorious garden. To the front of the house is an extra-large garage with insulated doors and a broad resin drive with German LED lighting posts, all behind electric gates.

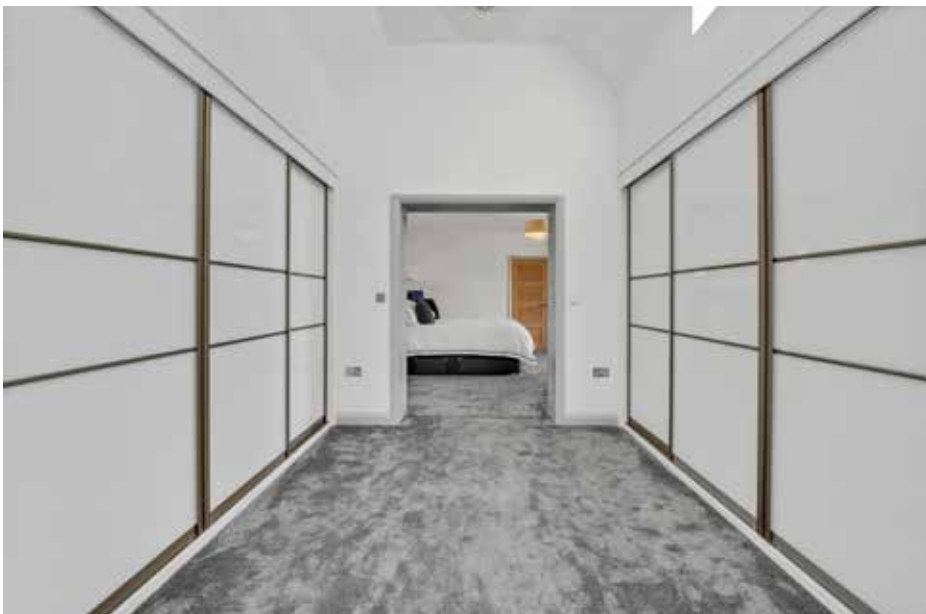




























INFORMATION



On The Doorstep

Pulham Market is the quintessential English village, thatched houses around the green, and a bustling, lively place to live. There are two pubs – The Pulham Crown and The Falcon – a shop, a post office, and a GP surgery. 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 and the village hall runs regular events – there's always something on! Connectivity is very good. 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.

How Far Is It To

The beautiful vibrant cathedral city of Norwich is approximately 16 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and The Mall, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

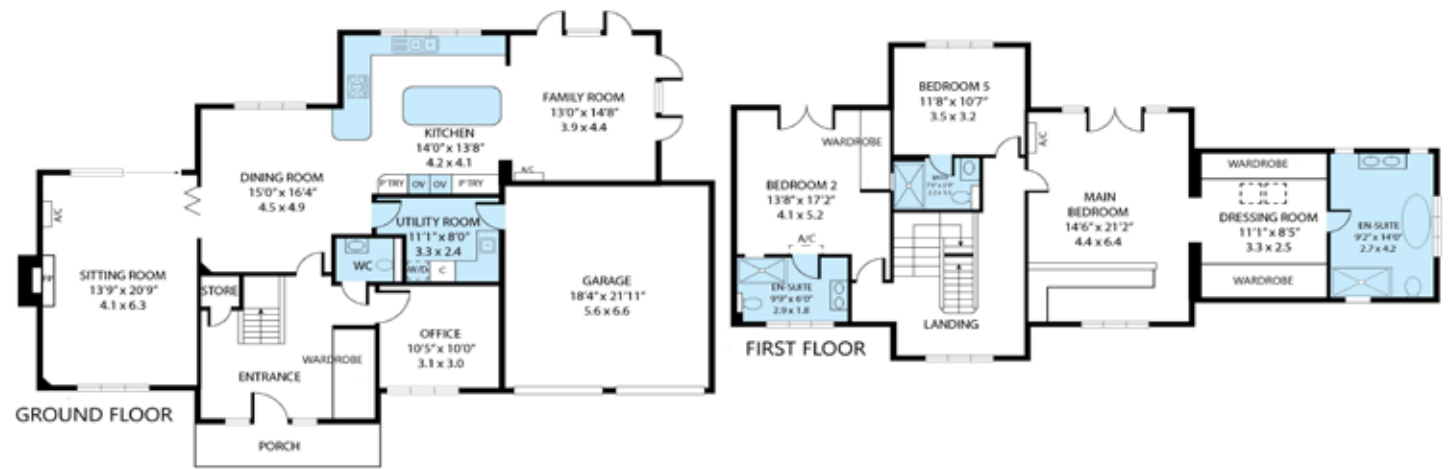
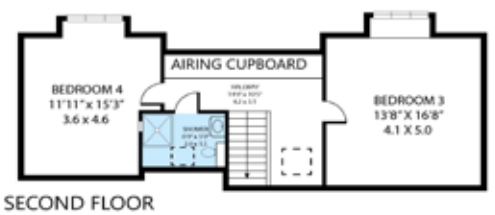
Proceed from the market town of Diss in a northerly direction toward Norwich. At the second roundabout take the third exit signposted Pulham Market. On entering the village Copperfield Court can be found as a turning on the right hand side. The property can be found after bearing right on the left hand side set back from the road behind electric gates.

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 -[gullible.heads.includes](#)

Services, District Council and Tenure

Air Source Underfloor Heating and Radiators, Mains Water, Mains Drainage
South Norfolk District Council – Council Tax Band G
Freehold



Copperfield Court, Pulham Market IP214FG
 TOTAL APPROX. FLOOR AREA 3,433 SQ.FT - 319 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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