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Mill Close,
Pulham Market, Norfolk

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ESTATE AGENTS

Situated on a generous corner plot with open field views to the rear, this 1970's built detached bungalow offers spacious accommodation including three double bedrooms. The property benefits from off-road parking and a garage and is offered to the market with no onward chain.

Mill Close, Pulham Market

Accommodation comprises briefly:

- Entrance Hall
- 'L' Shaped Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Separate WC with Wash Basin
- Single Garage
- Parking
- Attractive Gardens with open field views to the rear
- Workshop, Summerhouse, Two Sheds and Greenhouse
- No Onward Chain



The Property

The front door opens into the entrance hall with doors to all rooms and two built-in cupboards. The sitting/dining is to the left, a light and spacious double aspect room with a large picture window overlooking the rear garden and open fields beyond and with an active open fireplace with brick surround and tiled hearth. The kitchen has a window and door to the rear aspect and is fitted with a matching range of wall, base and drawer units, work top with inset stainless steel sink, built-in electric oven and hob with extractor over, space and plumbing for a washing machine, airing cupboard housing the hot water tank and a further built-in cupboard. The bathroom has a suite comprising bath with electric shower over and pedestal wash basin with window to the rear and the separate WC also has a window to the rear and wash basin. There are three double bedrooms, the third bedroom has access to the loft space (partly boarded) and built-in cupboard.

Outside

The property is approached over a shared driveway giving access to the single garage with up and over door, power and light connected. There is parking to the front of the bungalow and a lawned area. The rear garden is a good size and is mainly laid to lawn with established shrub borders and beds, a summerhouse with a paved seating area, workshop, greenhouse and two timber garden sheds. There are beautiful open farmland views to the rear.



Location

The property is situated in the picturesque village of Pulham Market. The village has a local shop, active community centre, two public houses, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market town of Harleston. Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains to London Liverpool Street. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, and a general hospital.

Fixtures & Fittings

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

Services

Oil fired radiator central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: E

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP21 4TQ
What3Words: sprinkle.investors.dress

Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £325,000

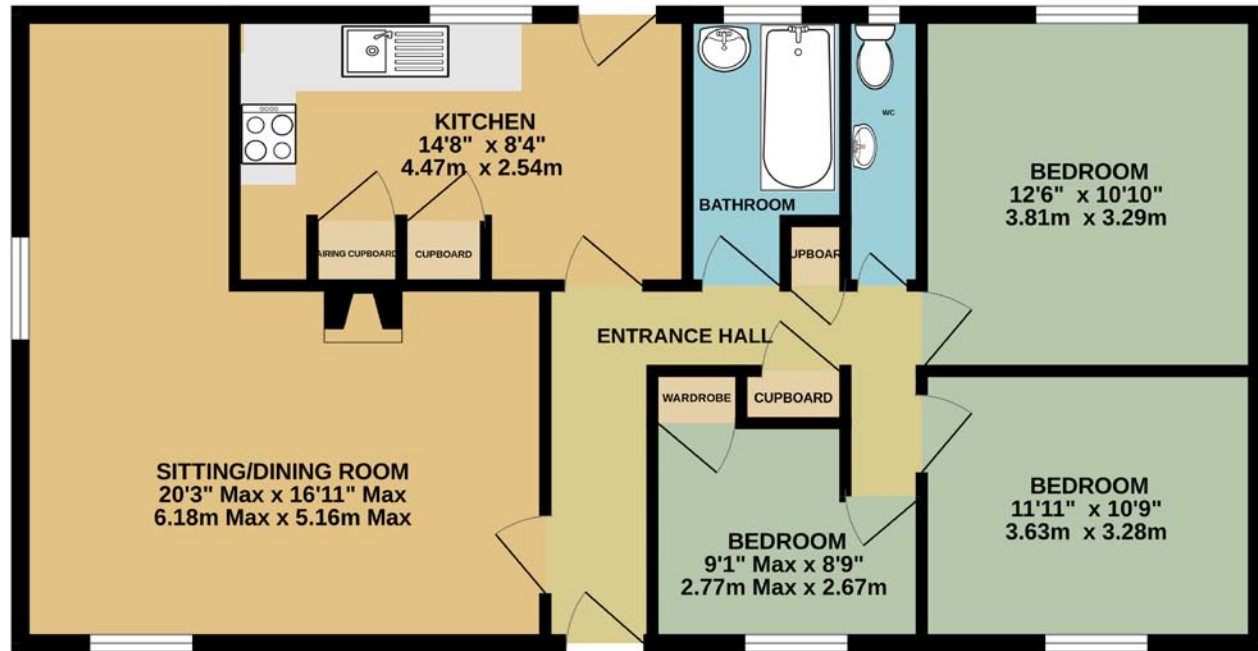
Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205

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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.

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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www.muskermcintyre.co.uk

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk

