

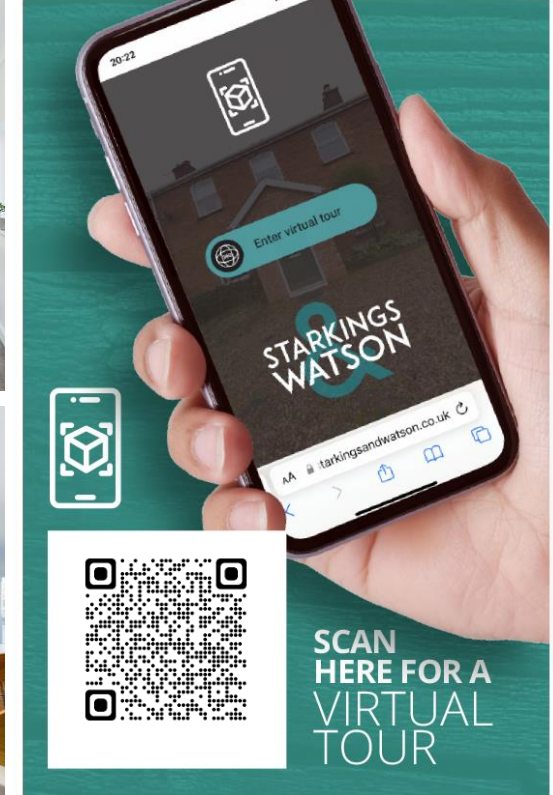
JULIANS WAY

# Pulham Market, Diss IP21 4TJ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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- Semi-Detached Home
- Sought After Village Location
- Renovated & Extended
- Newly Fitted, Integrated Modern Kitchen
- Three Reception Spaces
- Three / Four Bedrooms & Two Bathrooms
- Generous Front and Rear Gardens
- Ample Driveway Parking

### IN SUMMARY

Having been NEWLY RENOVATED to include a BRAND NEW SLEEK AND MODERN KITCHEN/DINER, this SEMI-DETACHED EXTENDED FAMILY HOME offers a lot more than first meets the eye. Presented in IMMACULATE ORDER throughout, this wonderful home comprises; study/reception to the front, MAIN SITTING ROOM with WOODBURNER, re-fitted MODERN KITCHEN with INTEGRATED APPLIANCES open plan to the EXTENDED DINING ROOM. There is then a separate utility room and ground floor bathroom. On the first floor you will find THREE AMPLE BEDROOMS and a family bathroom. Externally there are private landscaped rear gardens and DRIVEWAY PARKING. The property is located within the POPULAR and SOUGHT AFTER village of PULHAM MARKET with a range of local amenities and within easy access of DISS and the mainline train station to LONDON LIVERPOOL STREET.

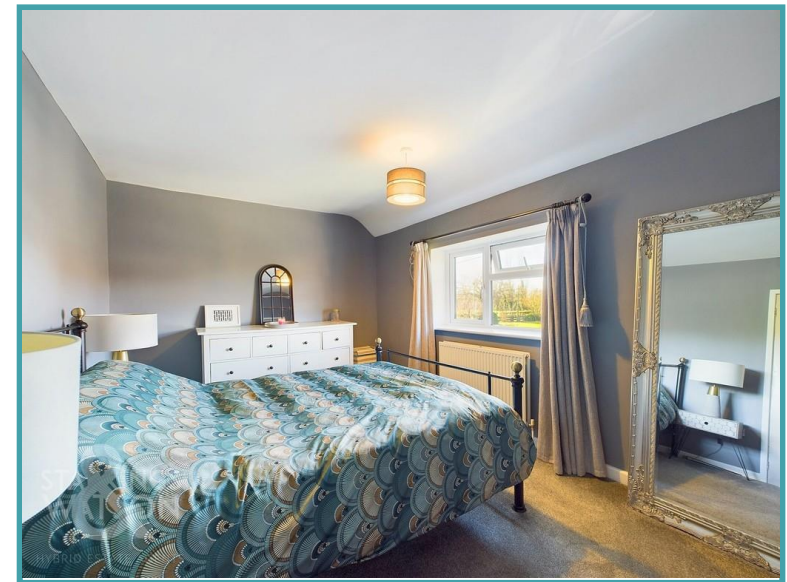
### SETTING THE SCENE

Approached from the cul-de-sac you will find hard standing driveway parking for multiple vehicles. There

is gated access to the rear garden, front lawns and pathway leading to the main front door.

### THE GRAND TOUR

Entering via the main entrance door you will find a hallway with stairs to the first floor landing and built in storage cupboard. To the right of the hallway is the study / reception overlooking the front garden, this could easily be used as a fourth bedroom if required but makes an excellent home office. The main sitting room is found to the right of the hallway with brick built fireplace housing a woodburner as well as dual aspect to front and rear. The sleek and modern re-fitted kitchen can be found to the rear which is open plan to the dining room beyond. The brand new kitchen offers an array of high gloss fitted units and Corian worktops over as well as integrated appliances including double eye level oven, microwave, induction hob, extractor fan, dishwasher and fridge/freezer. The dining room beyond could be used as a family room also if required and feature two sets of doors to the side and rear gardens. From the dining room there is access to a separate utility room with space and plumbing for white goods as well as a ground floor bathroom with shower over bath. Heading up to the first floor landing you will find loft access, a window overlooking the rear garden and built in storage cupboards. There are two ample double bedrooms to the front both with built in storage cupboards as well as a bedroom to the rear. There is also a family bathroom to the rear with shaped bath and shower over. The property benefits from uPVC double glazing and oil fired central heating.



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Diss Office on **01379 450950**



### THE GREAT OUTDOORS

The enclosed rear garden is fully enclosed with timber fencing and a gate to the front driveway. The garden is mostly laid to lawn flanked by sleepers with raised panted borders. There are extensive shingled areas also suitable for table and chairs to the front and side as well as timber shed and oil tank screened with brick wall.

### OUT & ABOUT

The attractive South Norfolk village of Pulham Market has a hairdressers, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the South and offers a main line railway station.

### FIND US

Postcode : IP21 4TJ

What3Words : ///supplier.unsettled.octopus

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™  
1239.49 ft<sup>2</sup>  
115.15 m<sup>2</sup>

HYBRID ESTATE AGENTS

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Floor 1



Ground Floor

