



WINTER BERRIES

13 FAIRSTEAD CLOSE, PULHAM MARKET, IP21 4SX



A spacious and highly versatile detached bungalow in a sought-after village incorporating an impressive self-contained annexe.

The property is a spacious and substantially extended detached bungalow on a corner plot with in the highly sought-after village of Pulham Market. It offers extremely versatile accommodation incorporating a substantial annexe that can form part of the overall accommodation or self-contained if required. This makes it ideal for multi-generational living or the potential of 'airbnb'.

The front door opens to a spacious entrance hall. A door leads to the sitting room with large picture window to the front. There is a door to the principal kitchen/breakfast room which has a door to the garden. There is an excellent bathroom with jacuzzi bath and separate shower. A laundry room links the hall and the superb triple aspect conservatory/garden room. There are two double bedrooms in the principal section of the property with one of them also accessible from the annexe. Therefore the main bungalow could be set out as two bedrooms or the annexe with two bedrooms.

The garden room opens to the terrace and also to the sitting room

of the annexe. The sitting room has two sets of French doors to the garden, a wood burning stove and is open to the separate kitchen. There is a double bedroom with large walk-in wardrobe and an en-suite bathroom.

Externally, there is a detached garage with driveway to the front. The garden is laid largely to lawn and has gates to two sides, making it easy to divide depending how the accommodation is arranged.

LOCATION

Pulham St. Mary is a popular village with a shop and the well regarded Pennoyer Centre, with further amenities (such as a primary school) available in nearby Pulham Market. It is well situated for easy access to the market towns of Diss & Harleston, in addition to the A140 and Norwich.

SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)







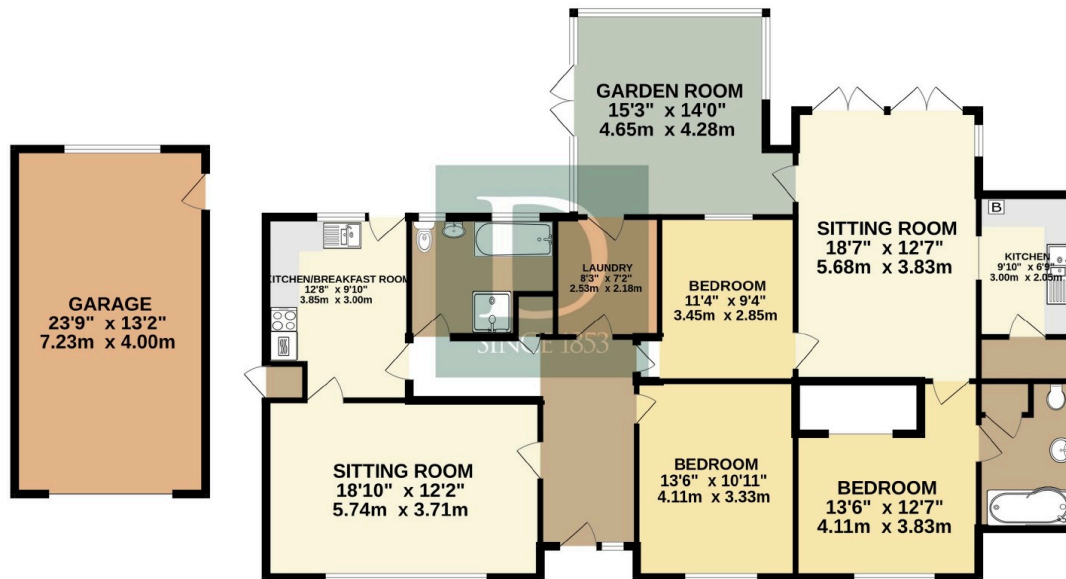


THE CROWN

THE GREEN, PULHAM MARKET

FLOOR PLAN

GROUND FLOOR
1877 sq.ft. (174.4 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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LOCAL AUTHORITY

South Norfolk District Council
Council Tax Bands:
Annexe - A
Bungalow - TBC

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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