



*Church Terrace, The Street,
Pulham St Mary, Norfolk*



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ESTATE AGENTS

A superb opportunity to purchase this quintessential cottage situated in the Norfolk/Suffolk border village of Pulham St. Mary. Presented to a superb standard the interior of this home embraces the expectations of charm and character whilst offering deceptively spacious living that boasts a sitting room with stunning fireplace, kitchen dining room, ground floor lavatory, two double bedrooms and a first floor bathroom. Outside the walled front garden sets the scene as we approach the front door whilst the generous lawns are framed with planted beds and fully enclosed by a red brick wall and timber fencing. This superb property is offered with no onward chain.

Accommodation comprises briefly:

- Sitting Room
- Kitchen Dining Room
- Rear Lobby
- Ground Floor Lavatory
- Master Bedroom
- Second Double Bedroom
- First Floor Bathroom
- Delightful Garden



Property

Entering 1 Church Terrace via the front door we are welcomed via the sitting room where the feeling of space and superb amounts of natural light that flow through the home are instantly apparent. Our eye is drawn to the impressive red brick open fire place which houses the wood burner and offers a cosy focal point to the room. A large sash window looks to the front and fills the room with light which bounces off the timber flooring. A latch and brace door open to the kitchen diner. This delightful kitchen offers a range of fitted units that contrast against the Suffolk paments underfoot. Space is made for comfortable dining and a door opens to the staircase. At the rear we step into a lobby area which leads out to the garden and internally to the ground floor lavatory. Climbing the stairs we step onto the first floor landing where doors open to both bedrooms and the bathroom. At the rear the smaller of the two double rooms enjoys a view of the rear garden. Adjacent the bathroom is fitted with a contemporary white suite offering a bath, w/c and wash basin. Completing the accommodation the master bedroom spans the front of the house and offers a delightful space complemented by exposed timber floorboards as we find throughout the first floor.



Outside

Pushing open the gate and stepping below the rose arch to the walled front garden the scene is instantly set. This delightful cottage garden provides a low maintenance space that is filled with colour and scent from the established shrubs and roses in place. A path leads us to the front door and into the cottage. At the rear we step from the lobby into the garden where an area of patio offers the perfect spot to relax in the sun. The patio leads onto the generous lawn which is framed with range of planted beds that fill the space with colour. Our oil tank is hidden behind a willow screen whilst at the foot of the space a timber shed and further paved & screened area offers storage. Access to the rear is gained via a right of way which crosses number 2.

Location

The property is situated opposite the Church in the village of Pulham St Mary, a short distance from the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful chapel and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings 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 heating. Mains Electricity, Water & Drainage.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: A

Postcode: IP19 4RE

Tenure

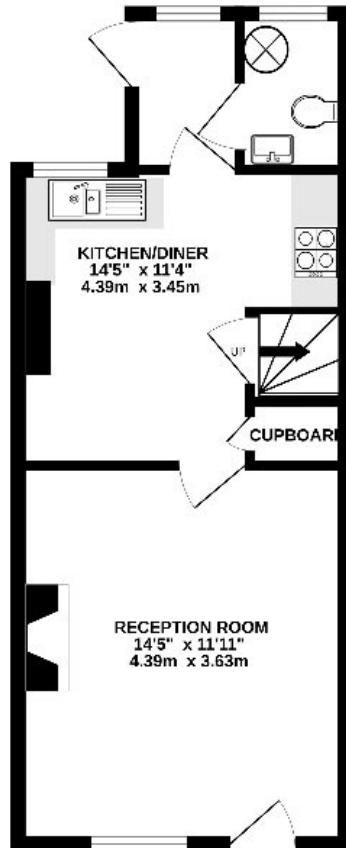
Vacant possession of the freehold will be given upon completion.

Agents' Note

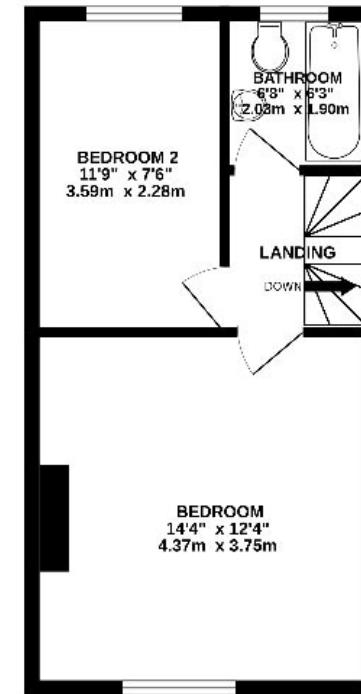
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £232,500

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (62.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements are of approximate room areas and are not necessarily to scale. It is intended for guidance purposes only. The property is sold unfurnished and no responsibility is taken for any errors it may contain. The services, appliances and fittings have not been tested and no guarantee is given as to their state or condition. The photographs are not necessarily taken in the order in which they appear in the floor plan.

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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

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.



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