

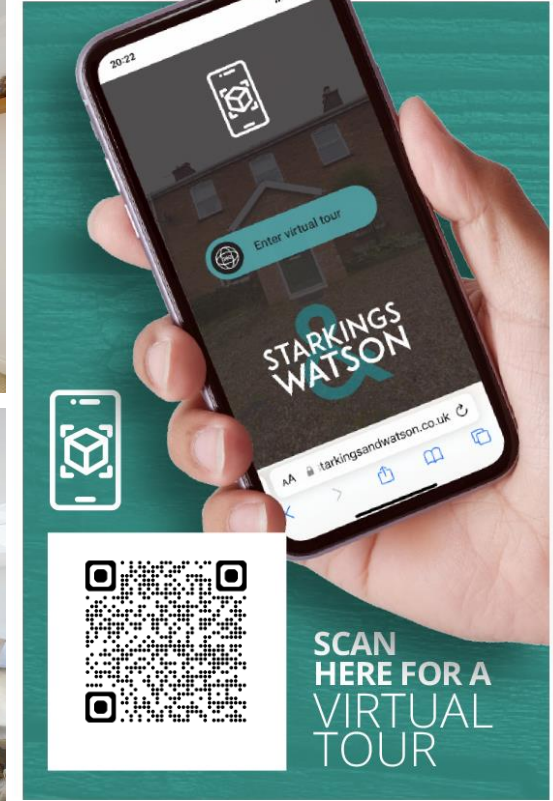
JULIANS WAY

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
- Fully Renovated & Extended
- Large Open Plan Kitchen/Family Room
- Separate Sitting Room & Further Reception
- Three Ample Bedrooms
- Family Bathroom, Utility & W/C
- Large Private Corner Plot
- Driveway Parking

IN SUMMARY

This BEAUTIFULLY PRESENTED AND EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME offers a lot more accommodation than you might expect to find having been cleverly extended by the current owners. Internally you will find an entrance hall with TWO GENEROUS RECEPTION ROOMS to the front, one of which could be a ground floor bedroom if required. To the rear there is the OPEN PLAN, BRIGHT AND MODERN kitchen and dining/family room with bi-folding doors onto the garden which floods the space with natural light. Beyond is a utility room and W.C. On the first floor there are THREE GENEROUS BEDROOMS all finished to an excellent standard and a family bathroom. Externally you will find PLENTY OF DRIVEWAY PARKING and a private landscaped rear garden with ample space for all the family to enjoy.

SETTING THE SCENE

Approached via a shingled driveway providing plenty of driveway parking for multiple of vehicles. There is a gated access to the rear garden and a covered

entrance porch to the front with the main entrance door.

THE GRAND TOUR

Entering this wonderful home via the oak framed covered porch you will find an entrance hall with stairs to the first floor landing. The first room to the right is a reception/bedroom which has flexible usage depending on configuration. Heading down the hallway there is a lovely bright aspect opening into the extended dining/family room with bi-folding doors onto the rear terrace. This is a perfect family space that is open plan to the kitchen. The main sitting room is also found accessed from this space or from the hallway with a feature fireplace and media wall. The kitchen having been re-fitted offers a modern range of units with quartz worktops over as well as integrated eye level oven/grill, induction hob, dishwasher and fridge/freezer. The same wood effect flooring flows throughout the hallway, dining room and kitchen creating a seamless flow through the accommodation. Beyond the kitchen you will find a rear lobby leading to a W.C and a utility space with space as well as plumbing for washing machine and tumble dryer, whilst also housing the oil fired central heating boiler. Heading up to the first floor landing there is fitted storage and a loft hatch. To the rear you will find a well fitted family bathroom with rainfall shower over the bath as well as a generous single bedroom ideal for a nursery or study room. To the front there are two double bedrooms with the master benefiting from panelled walls and a walk in wardrobe.



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THE GREAT OUTDOORS

The rear garden is a generous size offering a high degree of privacy. You will find a large paved terrace leading from the bi-folds in the dining room ideal for outside dining and entertaining. There are then generous lawns as well as planting borders with timber fencing surrounding, whilst also offering mature hedging and trees. There is a large storage unit in addition.

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 : ///scrub.solid.lend

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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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area^m</p> <p>1151.66 ft²</p> <p>106.99 m²</p> <p>Reduced headroom</p> <p>12.96 ft²</p> <p>1.2 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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