



17 JULIAN'S WAY  
BULHAM MARKET, IP21 4TJ





## A spacious, extended and highly versatile semi-detached house within a highly sought-after village

**The property is an established semi-detached property in a residential cul-de-sac location within a highly sought-after and popular village. The current vendors have substantially extended the property and it now offers spacious and highly versatile accommodation. There is parking to the front for several cars and the property still retains an excellent garden.**

**The front door opens to the kitchen/breakfast room which is comprehensively fitted with a range of wall and base units. There is a reception room to one side that the vendors use as a dining room. The house has been extended to the rear and to the side. Beyond the kitchen the stairs rise to the first floor and there is a cloakroom. There is a substantial double aspect reception room to the side with French doors to the garden. There are two rooms to the rear. One is used as a study and one a bedroom. In addition there is a separate utility room. On the first floor and 4 good sized bedrooms and a family bathroom.**

**The rear garden is largely laid to lawn with a paved patio**

### LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a community centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). The pretty market town of Harleston is thriving with many historical buildings and an excellent range of independently owned shops and a number of cafes. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

### SERVICES

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

### LOCAL AUTHORITY

South Norfolk District Council and Tax Band B

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



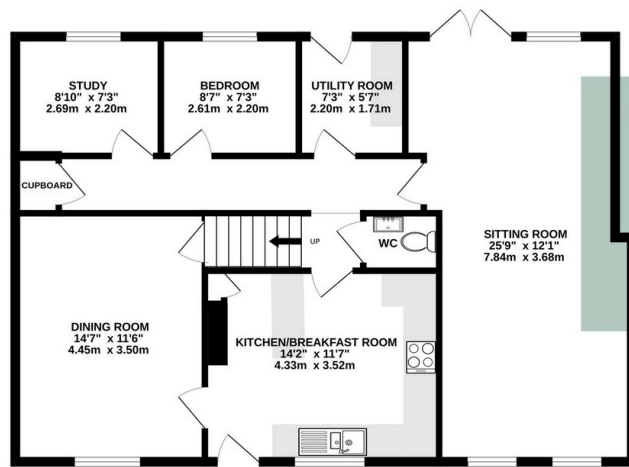




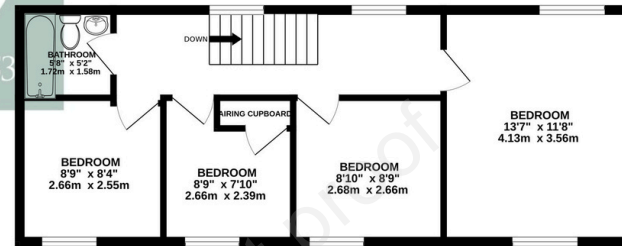


## FLOOR PLAN

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

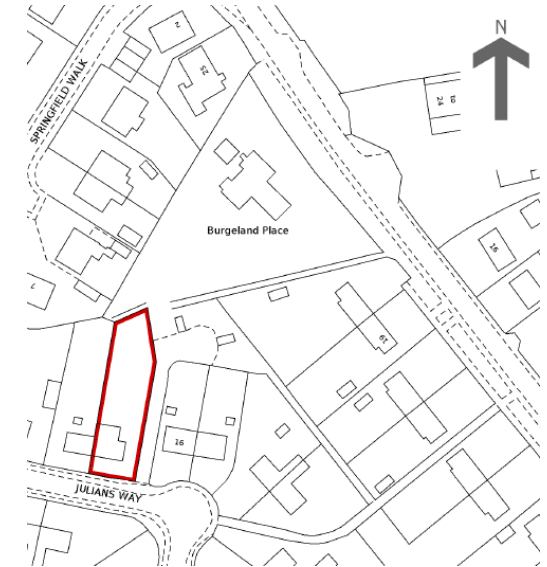


1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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