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Poppys Lane, Pulham St Mary,
Nr Harleston, Norfolk.

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ESTATE AGENTS



A superb opportunity to purchase this immaculately presented, three bedroom semi-detached bungalow ideally positioned enjoying open field views in the popular South Norfolk Village of Pulham St. Mary. The property has enjoyed an extensive re-modelling and refurbishment and boasts spacious living and delightful kitchen/dining areas, plus three bedrooms and a shower room. The works have included the addition of an air-source heat pump. Outside the gardens echo the exacting standards inside. To the front the resin driveway leads to the garage and passes the well stocked front gardens where we enjoy the open views, at the rear we find space to entertain, a range of flower beds and hidden working area.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- Two Further Bedrooms
- Shower Room

Outside

- Ample Driveway Parking
- Detached Single Garage
- Beautifully Tended Gardens



The Property

Entering the property via the front door we step into the spacious, glazed entrance hall which provide the perfect spot for our coats and boots after pottering in the garden or enjoying one of the many green lane walks. A door opens from here into the sitting room whilst looking back we take in the view of the garden and fields beyond. In the sitting room the feeling of space and superb standard that runs throughout the home is instantly apparent. A full height window looks through the entrance hall and again enjoys the views. From here we find the central hallway leading to all of the rooms. At the rear the excellently planned kitchen/dining room enjoys a modern range of wall and base units offering exceptional working space. A large walk in cupboard and pantry add to the storage and we find a fitted oven, hob and extractor. Space is made for our stand alone appliances and the sink is set below the twin windows looking onto the garden. A door from here leads out to the terrace.

Off the hall the first two bedrooms are situated at the rear of bungalow overlooking the pretty rear garden, the shower room is found along the hall and is fitted to the superb standard found throughout, a generous shower cubicle is complemented by a vanity unit housing the WC and wash basin. Completing the main accommodation we find the master bedroom offering a superb space that enjoys fitted wardrobes and takes in the views to the front aspect. From the hallway a loft ladder opens to the impressive roof space that could offer further potential (stpp).



Outside

Approaching the property from Poppys Lane we are welcomed onto the recently re-laid resin driveway that offers ample off road parking and leads us to the single garage. An electric roller door opens to the front of the garage and a gate leads into the rear garden. At the front of the property a path leads past the delightful front garden to the main entrance where we look back over the superbly stocked flower beds and take in the open field views. At the rear we step from the kitchen/dining room onto the composite decking which provides the perfect spot for summer entertaining or simply relaxing. The garden has been superbly planned with a range of stocked beds and path ways framing the lawn and filling the space with colour and scent. A discreet working area hides the greenhouse and provides a great spot for potting and the bins whilst a personal door opens to the garage which has power and light connected and plumbing for a washing machine.

Location

The bungalow is ideally situated in the village of Pulham St Mary enjoying open field views to the front aspect and a delightful private garden at the rear. The village is on a main bus route and has a village store and the Pennoyer Centre which offers various activities including regular film nights and is 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

Air Source Heat Pump for heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: D (plus improvements)

Local Authority

South Norfolk District Council

Tax Band: B

Postcode: IP21 4QW

Agents Note

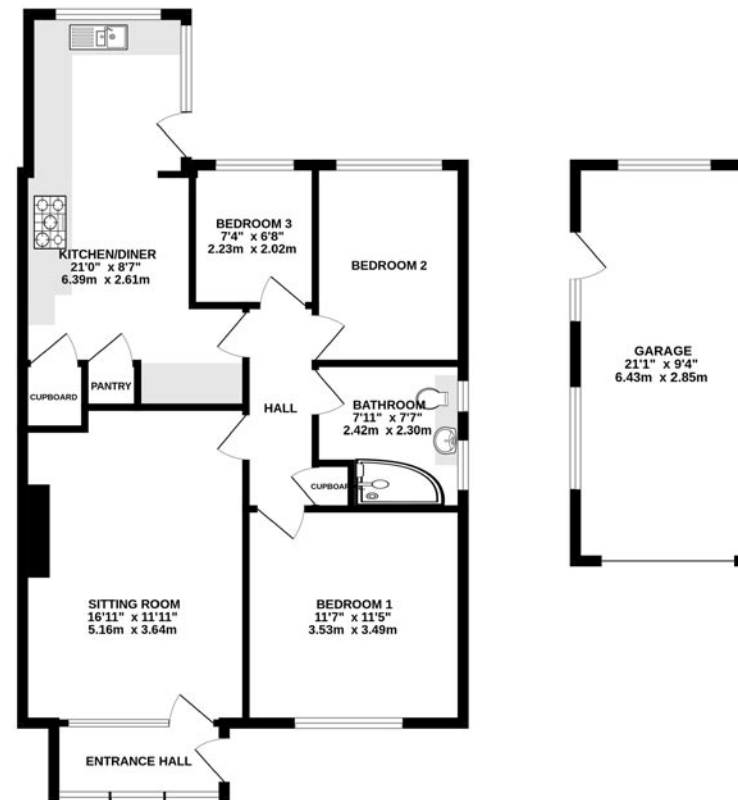
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £275,000

GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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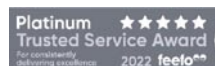
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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www.muskermcintyre.co.uk

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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