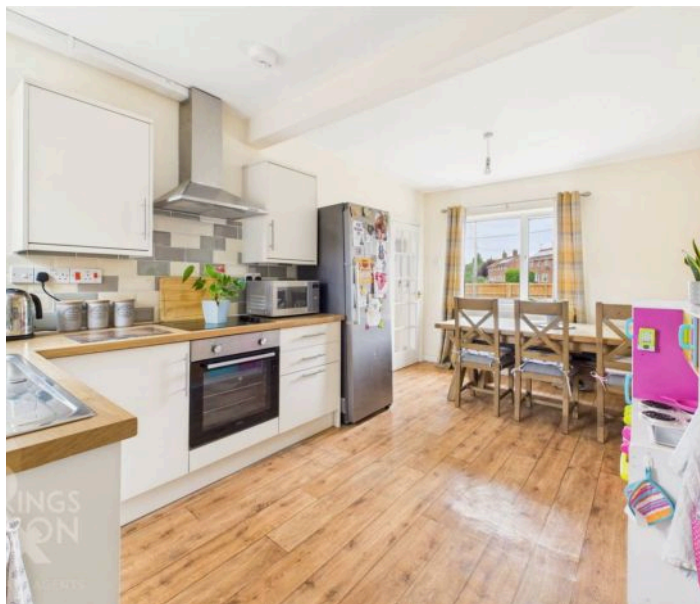




Julians Way, Pulham Market - IP21 4TJ



Julians Way

Pulham Market, Diss

NO CHAIN! Nestled in a SOUGHT AFTER VILLAGE SETTING, this delightful THREE BEDROOM SEMI-DETACHED house offers a rare opportunity to acquire a charming family home with no onward chain. Boasting almost 1000 sqft (stms) of living space, the accommodation comprises two reception rooms including the KITCHEN/DINER which has been upgraded in recent years, a utility room and a W/C all on the ground floor. On the first floor there are THREE AMPLE EBDROOMS and a family bathroom. The property benefits from NEWLY INSTALLED OIL FIRED CENTRAL HEATING, ensuring warmth and comfort year-round. The impressive rear garden is a standout feature, providing a serene outdoor oasis perfect for relaxation and entertaining, complemented by the extensive DRIVEWAY PARKING and front garden. Positioned in a much sought-after residential location, this home presents extension potential subject to planning permission, appealing to those looking to tailor a property to their own requirements.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

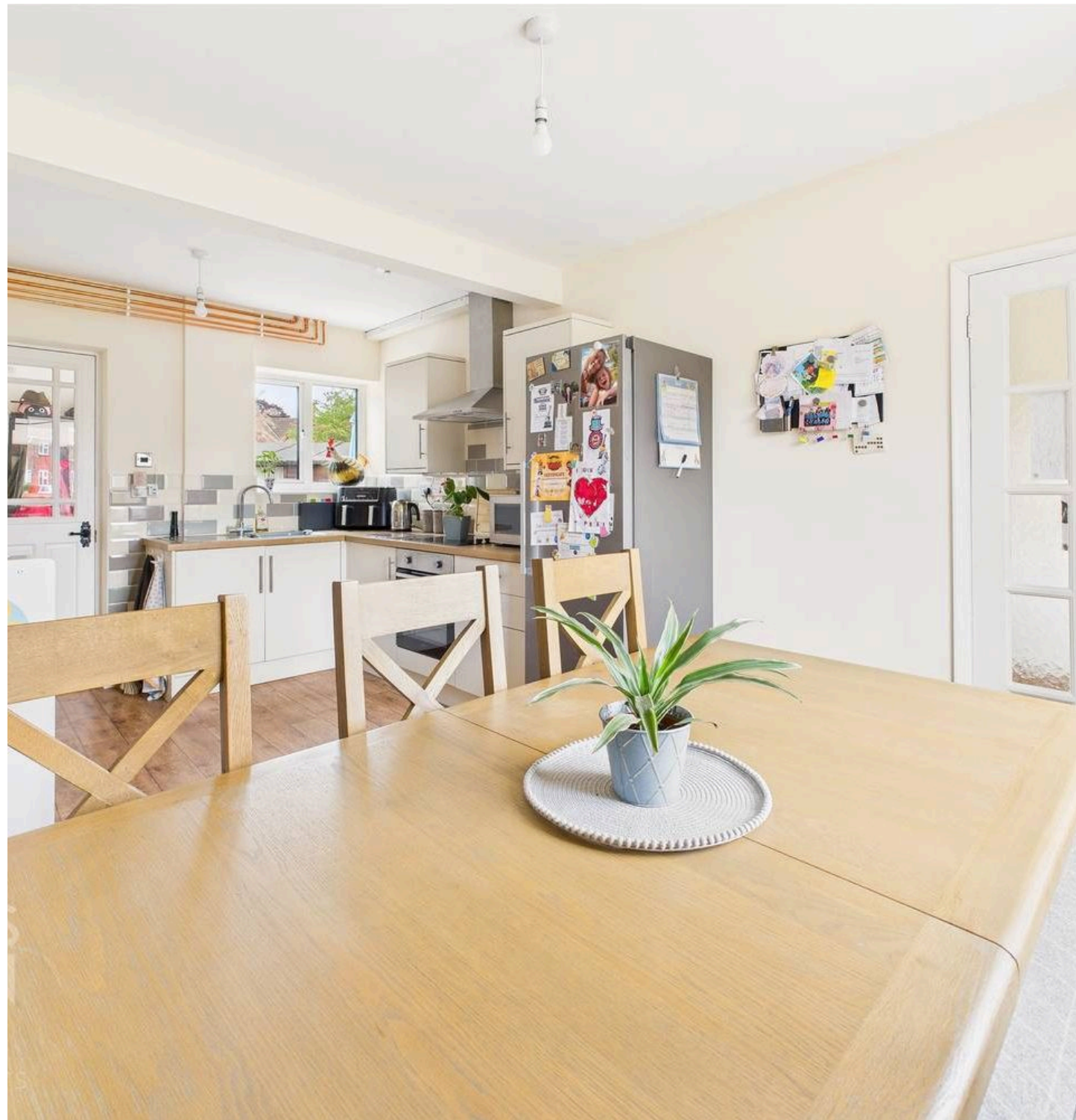
EPC Environmental Impact Rating: F

- No Chain!
- Semi-Detached Home
- Almost 1000 SQFT Of Accommodation (stms)
- Two Reception Rooms
- Utility Room & W/C
- Three Bedrooms & Family Bathroom
- Newly Installed Oil Fired Central Heating
- Impressive Rear Garden & Driveway Parking
- Extension Potential (stp)
- Much Requested Residential Location In Sought After Village

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.

SETTING THE SCENE

Approached via Julians Way there is a large shingled driveway providing plenty of off road parking for multiple vehicles. There is also a large expanse of front lawn with newly installed fencing surrounding meaning the driveway could easily be extended if required. To the side there is access to the rear garden and the main entrance door is found to the front of the house



THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with stairs to the first floor landing as well as a built in storage cupboard. To the right of the hall is the main sitting room with a dual aspect to front and rear. The sitting room also benefits from brick built open fireplace. On the other side of the hallway is the kitchen/diner which has been upgraded and now offers a range of wall and base level units with wood effect worktops over alongside integrated electric oven and hob and space for white goods as well as plenty of space for a dining table. Beyond the kitchen is the rear lobby with access to the rear garden as well as access to the ground floor w/c and the utility space beyond with space and plumbing for white goods.

Heading up to the first floor landing there are three ample bedrooms and a bathroom off the landing. The landing also offers two fitted storage cupboards and loft access. The two double bedrooms to the front of the house both have fitted wardrobes. The bathroom offers a w/c, hand wash basin and a bath with shower over. The house benefits from newly installed oil fired central heating system throughout.

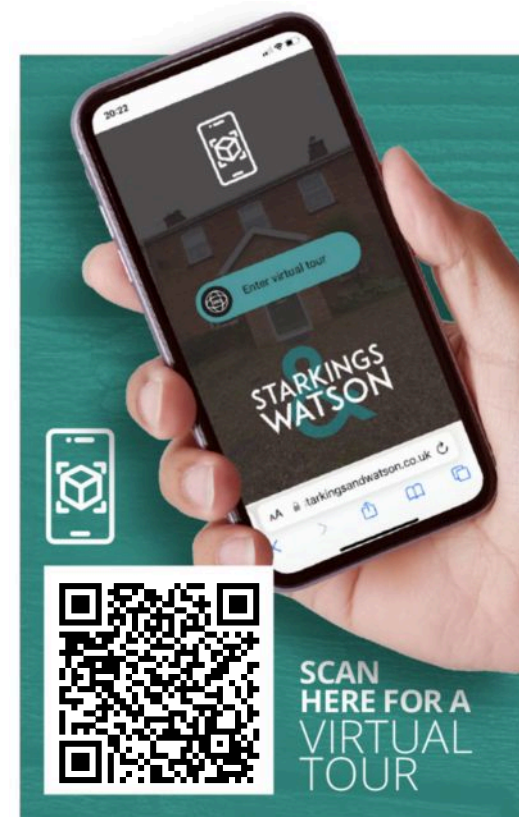
FIND US

Postcode : IP21 4TJ

What3Words : ///like.translated.prevented

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



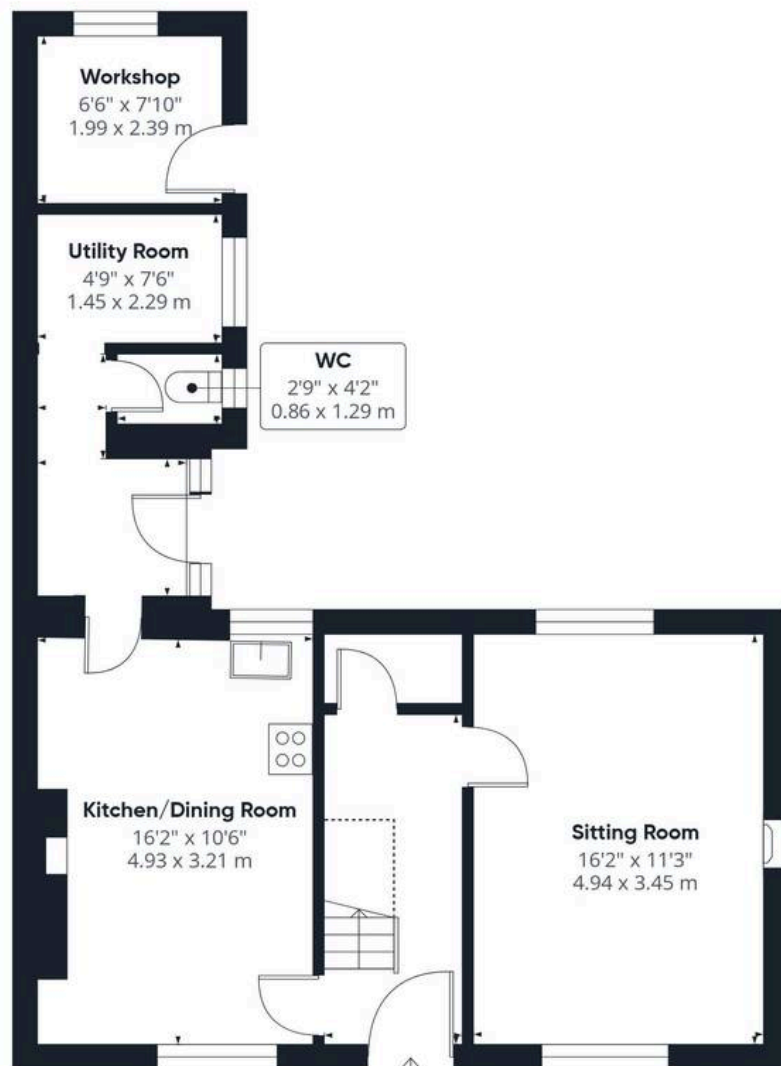




THE GREAT OUTDOORS

The initial part of the garden is laid to shingle and patio providing the ideal space for table and chairs as well as side access to the frontage, a timber shed and access to the brick built store room. Beyond this section the garden opens into a large lawned area providing plenty of space for all the family to enjoy. Beyond there is a secret wooded area with mature planting. The garden is enclosed with timber fencing surrounding.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

984 ft²

91.3 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.