



Whittley Parish

Station Road, Pulham St. Mary, Diss, IP21 4QT

Offers In Excess Of £300,000



01508 531331

www.whittleyparish.com

Property Features

- Landscaped gardens
- Large timber workshop
- Refurbished throughout
- Two double bedrooms
- Ground floor bedroom with en-suite wet room
- Walking distance of local shop
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Located within the traditional village of Pulham St Mary and surrounded by the beautiful countryside of South Norfolk, the property lies just seven miles to the north of Diss. The village forms part of 'The Pulhams' being linked with Pulham Market. The villages themselves are steeped in history believed to date back to 1258. Over the years the villages have proved to be a sought after and desirable location, still with an excellent range of amenities and facilities, having village shops, convenience stores, public houses, good schooling and a fine church. The award winning Pennoyer Centre with its popular cafe is only a short walk away and there are various events and activities regularly taking place within. A further more extensive range of amenities and facilities can be found six miles to the north within Long Stratton. A similar distance to the south is the historic market town of Diss which has the benefit of amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a three bedroom Chalet which has undergone a comprehensive programme of works to include replacement windows and doors, new oil fired central heating boiler, refitted kitchen and shower rooms along with total redecoration and flooring throughout.

Externally the property occupies a pleasant plot with mature and established landscaped gardens. A gravel driveway provides good off-road parking with gateway access to the side leading to the rear gardens which are predominantly laid to lawn with interesting and colourful borders and an attractive stone paved patio abuts the rear of the property. A timber shed provides useful storage along with a large timber workshop with power and light.



ENTRANCE HALLWAY

Accessed via a part glazed front door with glass panel to the side giving plenty of natural light, stairs to first floor, understairs cupboard, engineered oak flooring, doors to the dining room and:

SITTING ROOM 20' 11" x 14' 9" max (6.38m x 4.52m max)

Triple aspect room with bi-fold doors giving access to the patio area and gardens beyond, 2 x high level side aspect windows, front aspect window, tv point.

DINING ROOM 11' 7" x 11' 5" (3.54m x 3.50m)

With continuing engineered oak flooring, front aspect window, ample space for family sized table and chairs, opening through to:

KITCHEN 14' 4" x 8' 11" (4.38m x 2.72m)

Contemporary style fitted kitchen comprising of a comprehensive range of high gloss wall and base units with marble effect work top over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, built in pantry cupboard, eye level Neff electric double oven, four ring Neff hob with extractor hood over, plumbing for dishwasher, rear aspect window, continuing oak engineered flooring, door to:

UTILITY ROOM

Continuing range of wall and base units, stainless steel single drainer sink unit, space for upright appliance, plumbing for washing machine, space for tumble dryer, rear aspect window, door giving access to the rear garden.

BEDROOM THREE 10' 0" x 8' 5" (3.07m x 2.57m)

Accessed via the Dining Room with front aspect window this useful ground floor guest bed room (formerly the garage) enjoys en-suite facilities as follows:

ENSUITE

Fully tiled wet room with non-slip flooring and underfloor heating, close coupled wc. pedestal hand wash basin, shower with twin head attachment, side aspect obscured window.

stairs to:

FIRST FLOOR LANDING

Airing cupboard with slatted shelves, doors to both bedrooms and:

SHOWER ROOM 7' 1" x 5' 3" (2.18m x 1.62m)

Fully tiled room with shower cubicle, pedestal hand wash basin, close coupled wc, rear aspect obscured window.

BEDROOM ONE 13' 8" x 11' 11" (4.17m x 3.65m)

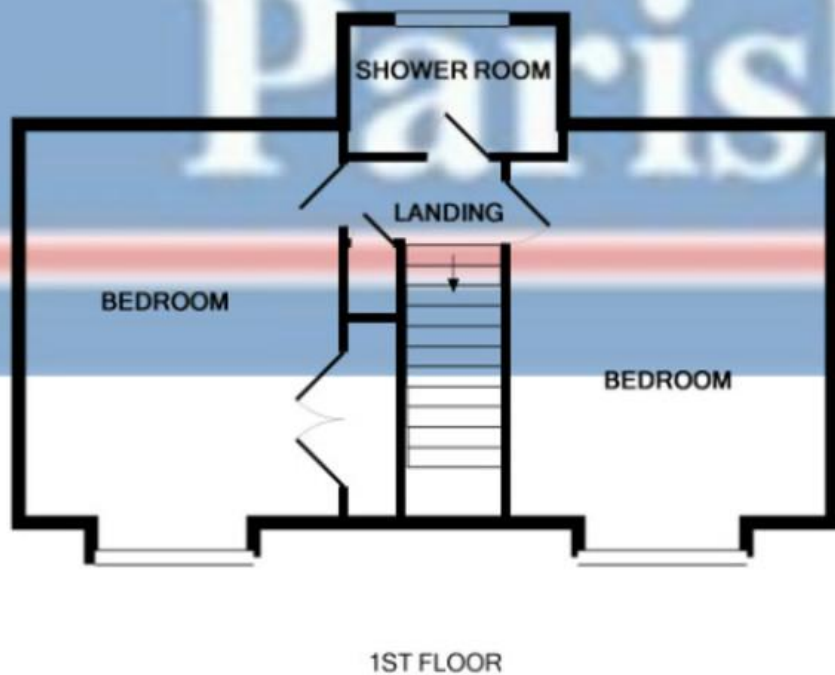
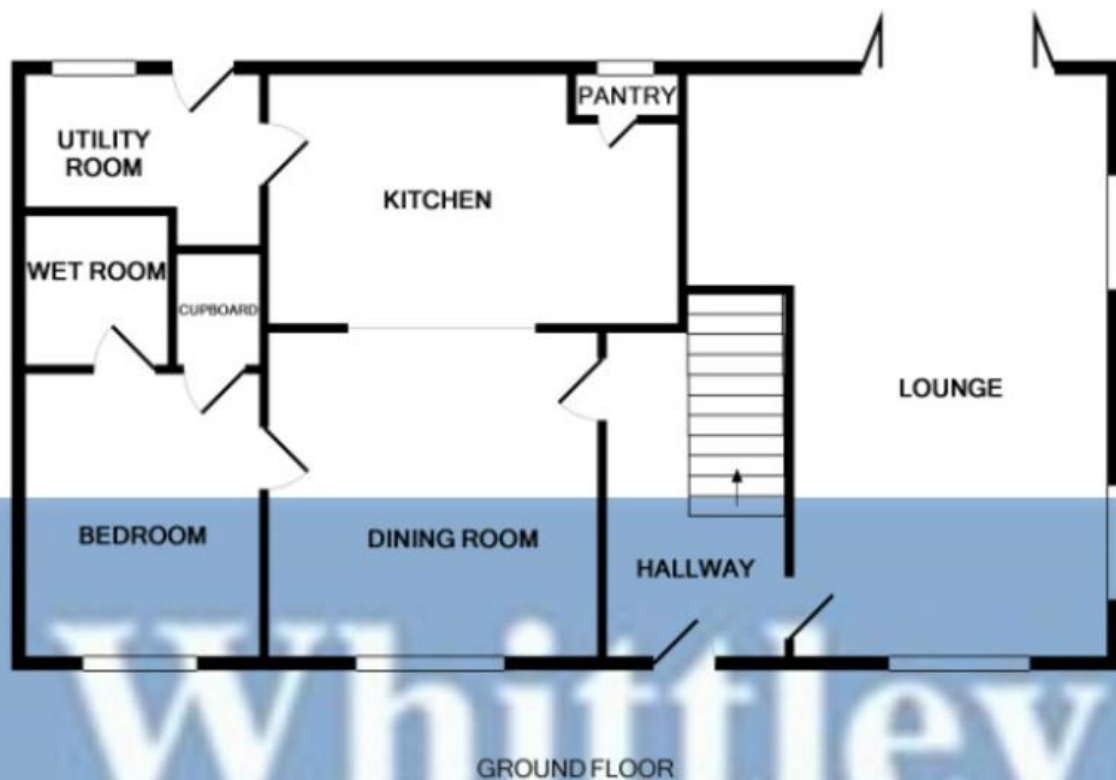
Found to the front of the property and being a generous size double bedroom with the advantage of double built in wardrobes.

BEDROOM TWO 13' 8" x 11' 5" (4.17m x 3.49m)

Again found to the front of the property and being another good size double.

OUR REF: LO665





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleparish.com
longstratton@whittleparish.com
om
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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