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Selwyn Court, Pulham Market,
Nr Harleston, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS



Selwyn Court, Pulham Market

Tucked away in this prestigious development is this spacious three bedroom detached bungalow comprising ample and versatile accommodation with large shingled driveway, double garage and attractive lawned gardens. Now benefitting from some cosmetic updating, the property is offered with no onward chain complications.

Accommodation comprises briefly:-

- Spacious entrance hallway
- Large kitchen/breakfast room
- Utility room
- Cloakroom
- Larder cupboard
- Sitting room
- Study
- Master bedroom
- En-suite bathroom
- Two further double bedrooms
- Family bathroom
- Large shingled driveway
- Double garage with electric up and over door
- Well tended lawned gardens
- No onward chain



The Property

A part glazed painted wooden door opens into a spacious and welcoming entrance hallway with ample space for furniture, inbuilt storage cupboard, airing cupboard with slatted shelving and doors to bedroom accommodation to the right hand side. Double doors open into a large kitchen/dining room with window and door to rear, tiled floor and ample space for table and chairs. Comprising an extensive range of fitted wall, base and drawer units with integrated fridge, marble effect worktop, tiled splashbacks and double sink and drainer, the kitchen benefits from utility room adjacent which accesses the garden, offers inbuilt larder cupboard, space and plumbing for white goods and leads through to the cloakroom. An attractive sitting room boasts a lovely triple aspect with French doors leading out to the garden and fireplace housing a wood burning stove. To the left hand side a study comprises window to front.

The master bedroom is a good size with double glazed sash window to front, inbuilt wardrobe and en-suite bathroom comprising 3 piece suite with shower cubicle. Two further double bedrooms overlook the gardens and share the well appointed family bathroom fitted with 3 piece suite and shower cubicle.





Outside

Double gates open into a large shingled driveway providing parking for numerous vehicles and access to a detached double garage which is fitted with power and light, electric up and over door and personal door to side. A wooden gate at the side of the property leads round to a fully enclosed garden laid mainly to lawn with a large shingle border and screened for privacy by well established high hedges. A path leads round the property to a patio area accessed by both kitchen and sitting room. A useful garden shed is included within the sale.

Location

The property is situated in the picturesque village of Pulham Market. The village has a local shop, public house, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market town of Harleston. Buses pass through the village going to and from Norwich, Diss and Harleston. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, a hospital and a mainline train station leading directly to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating.
Mains drainage, electricity and water connected.
Energy Rating: E

Local Authority:

South Norfolk District Council
Tax Band: F
Postcode: IP21 4TH

Tenure

Vacant possession of the **freehold** will be given upon completion.

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.

Offers in excess of: £400,000



TOTAL FLOOR AREA : 1939.21 sq. ft. (180.16 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

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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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