



Whittley Parish

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

Guide Price £210,000 - £220,000



Property Features

- Mid terraced house in Maltings conversion
- High specification throughout
- Three bedrooms/two bathrooms
- Three allocated parking spaces
- Council Tax Band
- Leasehold
- Energy Efficiency Rating D.

Full Description

Found within the village of Pulham St Mary lying some seven miles to the north of Diss, the property is well situated in the heart of this attractive village. Pulham St Mary forms part of "the Pulhams" associated with Pulham Market, with both of the villages being steeped in history believed to date back to 1258 and over the years have proved to have been a popular and sought after location offering a beautiful assortment of many period and modern properties, still with a strong and active local community helped by retaining a good niche infrastructure with many day to day amenities and facilities. The historic market town of Diss has the benefit of a mainline railway station and a further extensive range of facilities.

The property forms part of The Old Pulhams Maltings, believed to date back to 1865 and with the Maltings having been converted some 10 or so years ago. During the conversion much care and attention to details was undertaken to retain as much of the original character and charm, giving a most pleasing feel with each property being individually different to the next giving a more exclusive feeling to the development.

The spacious accommodation is spread over two floors and is presented in a most excellent decorative order throughout having been well-maintained and cared for by the current vendors.

The property is held on a share of Freehold basis whereby it reverts of a 999 year lease and there are obligations to pay a service/maintenance charge (no ground rent applicable) which for the property in question is an annual charge of around £1236 per annum. The management company instructed is the Norwich Residential Management to which maintain a high standard and up keep of the development.

The property benefits from three off road car parking spaces in marked bays with additional allocated visitor parking. Although there is no designated outside space, there is the benefit of the use of the communal areas which are always maintained to a very high standard and there is a two acre plot of land that belongs to the residents under their share of the freehold.



ENTRANCE HALL

Timber front door gives access to the hallway with stairs rising to the first floor, understairs cupboard housing the hot water cylinder and water softener, doors to bedrooms one and two and door to:-

BATHROOM 8' 1" x 4' 7" (2.48m x 1.40m)

Three piece suite in white comprising of panelled bath with mixer tap and shower attachment, pedestal hand wash basin, close coupled w.c., heated towel rail, shaver point, extractor fan, tiled floor.

BEDROOM ONE 19' 6" max x 10' 3" (5.94m max x 3.12m)

Located on the ground floor with double aspect windows.

BEDROOM TWO 12' 8" x 9' (3.86m x 2.74m)

Again located on the ground floor with window overlooking the courtyard area.

From the entrance hall the staircase leads to the first floor landing with doors to the bedroom, shower room and:-

SITTING/DINING ROOM 28' 3" x 11' 2" (8.63m x 3.42m)

An impressive space with double aspect windows giving views over the communal grounds, ample space for family sized table and chairs, recently installed wall hung electric fire, opening through to:-

KITCHEN 12' 9" x 8' 5" (3.89m x 2.58m)

Fitted with a comprehensive range of wall and base units with marble effect work surfaces over, integrated appliances include fridge/freezer, washing machine and dishwasher, single oven with ceramic hob and extractor fan over, stainless steel one and a half bowl sink unit, tiled floor.

FIRST FLOOR BEDROOM 12' 3" x 9' 8" (3.74m x 2.96m)

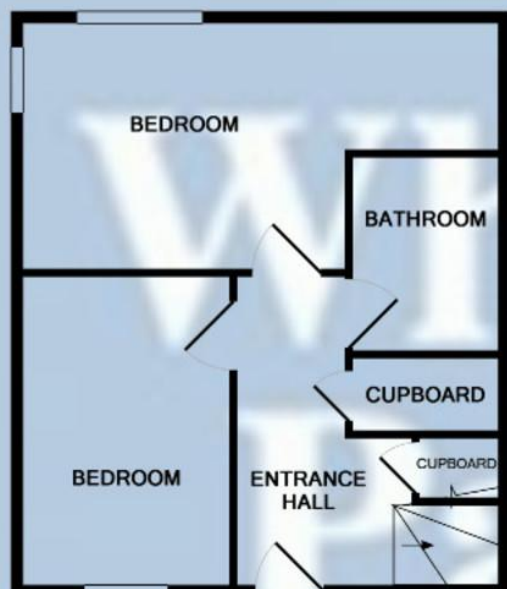
Generous double bedroom with double aspect windows.

SHOWER ROOM 8' 3" x 4' 8" (2.51m x 1.42m)

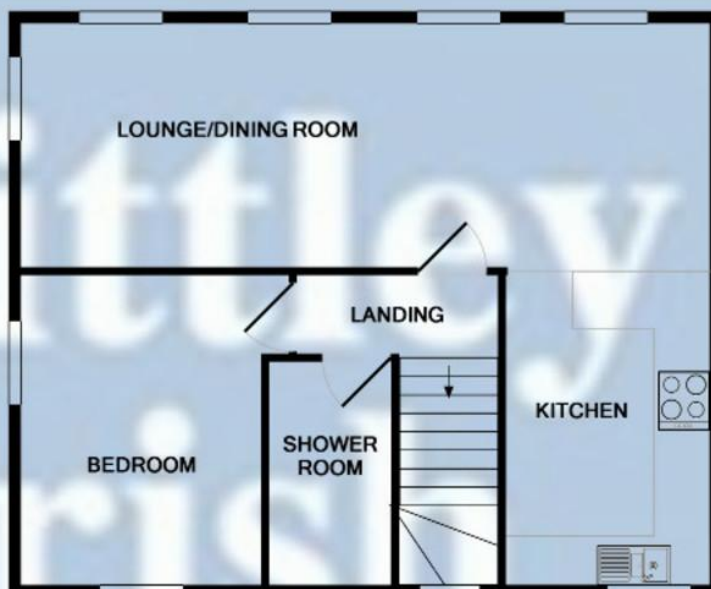
Three piece suit in white comprising of double shower cubicle with glass screen, pedestal hand wash basin, close coupled w.c., heated towel rail, shaver point, extractor fan, tiled floor.

OUR REF: LO711





GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 SQ.M.)

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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