

Guildhall Lane,
Pulham Market, Norfolk

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ESTATE AGENTS

A Grade II listed semi detached cottage having been extended in recent years to provide flexible and spacious accommodation situated in approximately 0.25 of an acre (sts). Two years ago the current vendors had a modern kitchen fitted, the roof was re-thatched and there are double glazed windows throughout.

The accommodation briefly comprises

Entrance Hall
Sitting room
Fitted Kitchen/dining room
Ground floor bedroom with en-suite
2 bedrooms to the first floor, one with an en-suite
Dressing room/study on the 2nd floor

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.



The Property

The front door to the side takes you into the entrance hall with ample room for hats, coats and boots with access to the bathroom with a modern fitted suite comprising of a rolled top bath, low level wc and wash hand basin. There is a fitted cupboard with plumbing for a washing machine and this also houses the boiler and airing cupboard. A further door from the hall takes you into a spacious sitting room with a feature fireplace, exposed beams and a door to an inner hall with storage cupboards, stairs to bedroom 3 and door to the kitchen/diner. The kitchen was fitted 2 years ago with modern units and worktop surface surround with a one and half bowl sink with a boiling water tap. There is a built in coffee machine with warming draw under, a multi function oven, a further oven/microwave again with a warming draw under, all Wi-Fi enabled. Further double built in fridge and freezer. The dining area has double doors to the decking area, a staircase leads up to bedroom 2 with an en-suite shower room with a modern low level wc and wash hand basin and off the dining area is a further door to bedroom 1 with an en-suite shower room with a modern low level wc and wash hand basin. As mentioned bedroom 3 is accessed from the stairs in the inner hall and this has stairs to a further dressing room/study which is room in the roof.



Outside

There is a small lawned area to the front and a driveway to the right of the property with car parking for 2 cars. Side access from here leads to a decking area and onto the lovely rear garden with a further decking area ideal for al-fresco dining. There are numerous fruit trees to include Bramley, Crab and Braeburn apple trees, conference pear, fig, peach and cherry trees in this well stocked and secluded rear garden.

Fixtures & Fittings: All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services: Oil fired central heating to radiators
Mains drainage, electricity and water connected.

Energy Rating: Not required.

Local Authority: South Norfolk District Council

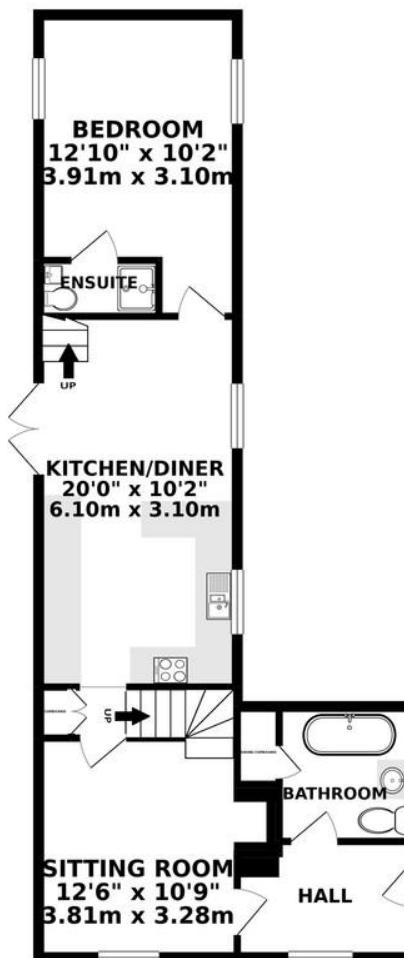
Council Tax Band: B

Postal Code: IP21 4TB

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

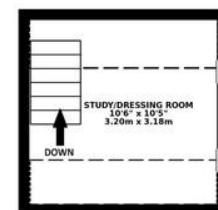
GROUND FLOOR 674.40 sq. ft.
(62.65 sq. m.)



1ST FLOOR 404.30 sq. ft.
(37.56 sq. m.)



2ND FLOOR 112.99 sq. ft.
(10.50 sq. m.)



TOTAL FLOOR AREA : 1191.68 sq. ft. (110.71 sq. m.) approx.

To arrange a viewing please call us on 01379 644822

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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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