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Mill Orchard, Pulham Market,
Nr Harleston, Norfolk

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ESTATE AGENTS



Mill Orchard, Pulham Market

A beautifully presented detached bungalow situated in this sought after location in Pulham Market and benefitting from attractive landscaped gardens, double garage and no onward chain. This exclusive development is tucked away and is a close of just 5 bungalows.

Accommodation comprises briefly:-

- Spacious entrance hallway
- 22' kitchen/breakfast room
- Sitting Room
- Dining room
- Conservatory
- Master bedroom with en-suite wet room
- 3 further bedrooms
- Family bathroom
- Beautifully tended gardens
- Double garage
- Ample parking
- Sought after village location
- No onward chain



The Property

This well maintained and decorated bungalow has well proportioned living accommodation including a 22' kitchen/breakfast room with an extensive range of wall and floor units and being located at the rear of the bungalow means that you get to enjoy the fabulous views of the well landscaped gardens. The Everhot range cooker is included in the sale. There is also a separate sitting room with a fireplace, dining room and a lovely conservatory which too is at the back of the property.

To the left of the bungalow you will find 4 bedrooms with en-suite wet room to the master and fitted bedroom furniture, and a family bathroom. The bungalow benefits further from an oil fired radiator central heating system and is fully double glazed with uPVC.





Outside

To the front of the property there is a well manicured lawn with borders with a variety of shrubs and plants and a driveway to the left of the property and one to the right which extends to a double garage with 2 up and over doors and having power and lighting connected along with roof storage space. A side gate leads into the beautifully landscaped rear garden with well stocked borders and beds with a variety of flowers, shrubs and plants and mature trees. There is a paved patio and paths which lead round the garden and extend to a lawned garden and vegetable plot.

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 and Diss has a mainline railway station to London Liverpool Street. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, and general hospital.



Fixtures & Fittings

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

Services

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

Local Authority:

South Norfolk District Council
Tax Band: E
Postcode: IP21 4XD

Tenure

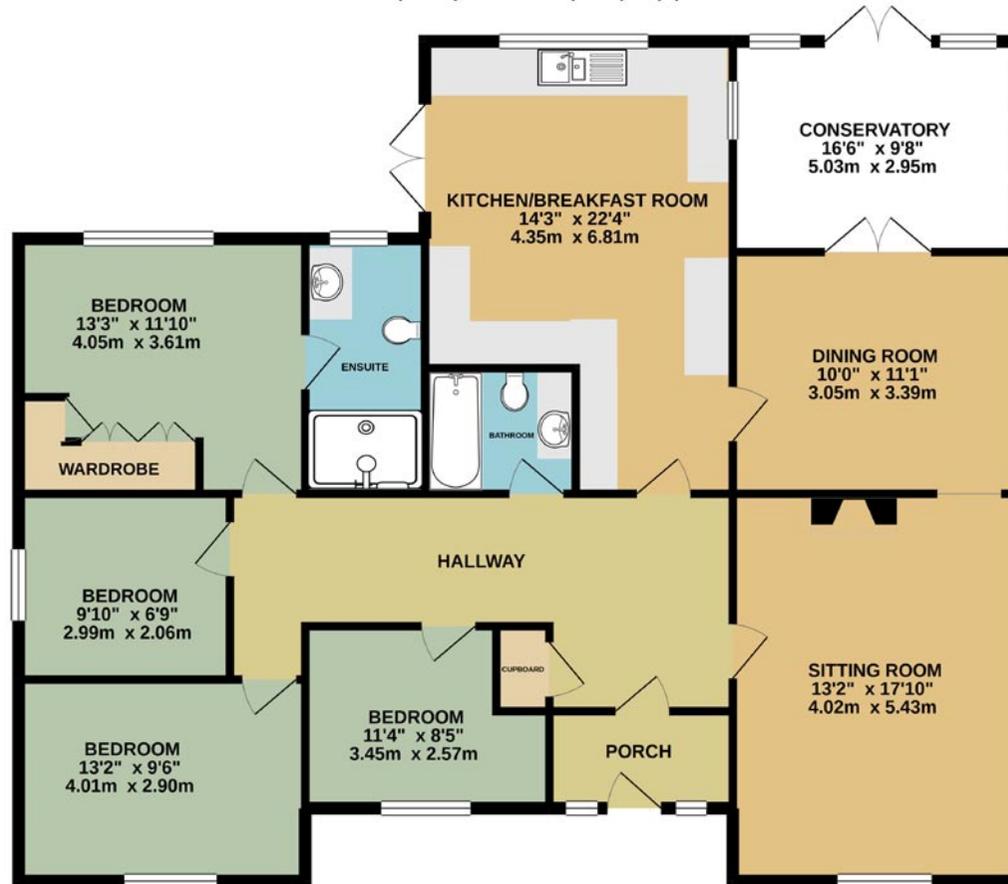
Vacant possession of the **freehold** will be given upon completion.

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.

Guide Price: £430,000

GROUND FLOOR
1545 sq.ft. (143.5 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk