



The Street, Pulham St. Mary, Diss, IP21 4RD

Asking Price Of £170,000



01508 531331

www.whitleyparish.com

Property Features

- NO ONWARD CHAIN
- DELIGHTFUL COTTAGE
- HEART OF THE VILLAGE LOCATION
- OIL FIRED CH
- ENCLOSED REAR GARDEN
- Council Tax Band A
- Freehold
- Energy Efficiency Rating E.

Full Description

Well located within the sought after village of Pulham St Mary, the cottage enjoys a convenient position within walking distance of the local shop and the popular Pennoyer Centre. The attractive village of Pulham St Mary adjoins the village of Pulham Market and forms part of "The Pulhams" which over the years have proved to have been well regarded villages still retain many day to day amenities and facilities with a strong and active local community, with there being the benefit of independent shops, convenience store, public houses, church, schooling and garage. The villages are situated midway between Diss and Long Stratton, (with Long Stratton being 6 miles to the north and Diss respectively 10 miles to the south). The market town of Diss offers a more extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street.

The property comprises of a two bedroom semi-detached Victorian cottage with brick facades under a pantile roof and offering charm and character within. The accommodation benefits from two reception rooms, a kitchen and bathroom to the ground floor and at first level there are two good sized bedrooms off a landing.

Externally the enclosed courtyard garden boasts a southerly aspect and offers a pleasant and private space for enjoying the afternoon sun and dining alfresco. There is parking for the property to the front on the road.



SITTING ROOM

A pleasing first impression with wood effect flooring, front aspect window and opening for fireplace.

RECEPTION ROOM 2

Ideal for dining purposes being in close proximity to the kitchen, with tiled floor, stairs leading to the first floor and opening through to the:-

KITCHEN

With continued tiled flooring, fitted wall and base units with worksurfaces over, built-in electric oven, ceramic hob, plumbing for washing machine, space for under counter appliance, large velux window giving plenty of light, door to the rear garden and further door to:-

BATHROOM

Three piece suite in white comprising of panelled bath with shower attachment and glass shower screen, pedestal hand wash basin, WC, door to airing cupboard and frosted rear aspect window.

STAIRS TO THE FIRST FLOOR

Accessed via a door from reception room 2 and leading to the landing with doors to both bedrooms.

BEDROOM ONE

A light and bright double bedroom with front aspect window.

BEDROOM TWO

Found to the rear of the property with views over the garden.

OUR REF: LO990





Floor 0

Approximate total area⁽¹⁾
526.69 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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