



Mill Close,
Pulham Market, Norfolk



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ESTATE AGENTS

This detached 1970's bungalow is tucked away at the end of a quiet cul-de-sac in the desirable village of Pulham Market. The bungalow features a sitting/dining room, two double bedrooms and wet room and benefits from ample driveway parking, a detached single garage and attractive gardens to the front and rear.

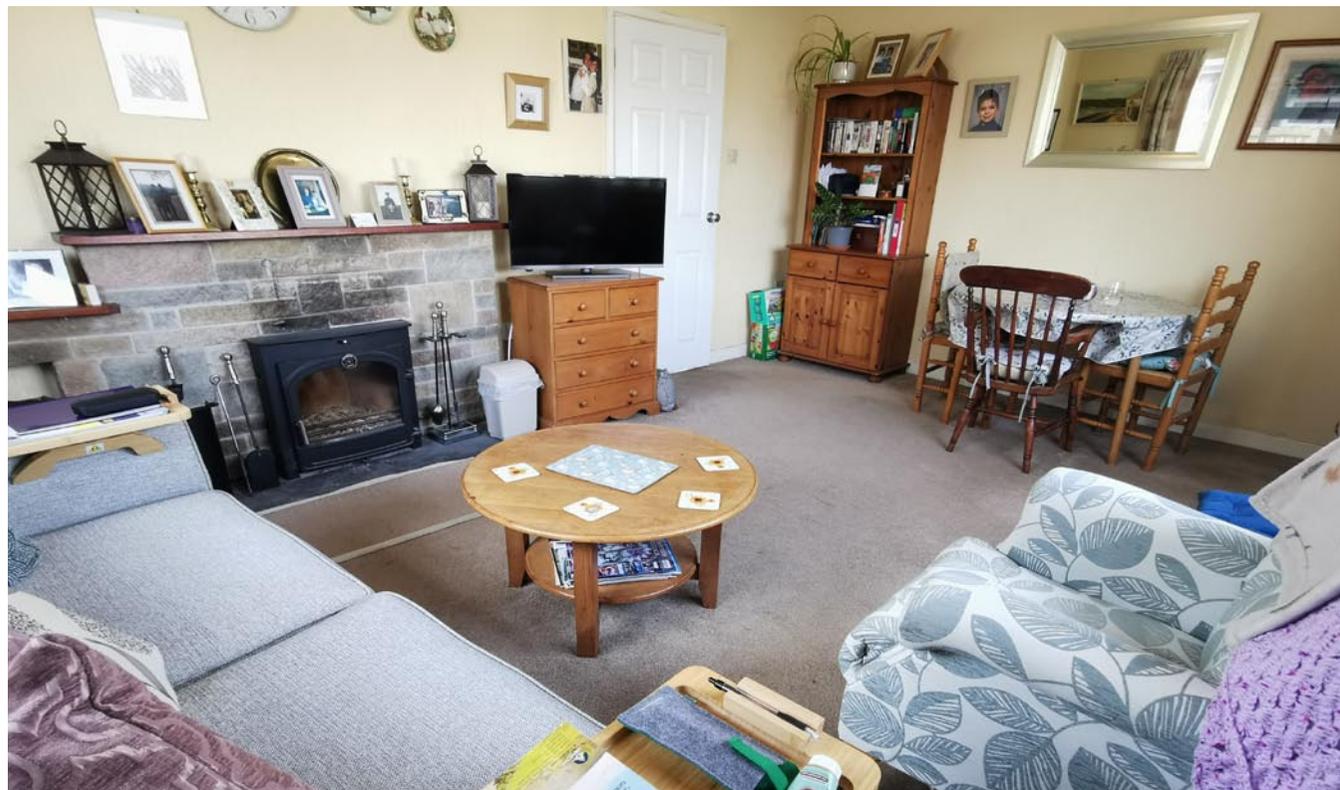
Mill Close, Pulham Market

Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Kitchen
- Side Entrance Porch
- Two Double Bedrooms
- Wet Room

Outside

- Ample Driveway Parking
- Detached Single Garage
- Pretty Established Gardens
- Quiet Cul-De-Sac Location



The Property

A side entrance porch, offering useful storage, leads into the kitchen which overlooks the side aspect and is well fitted with a matching range of wall, base and drawer units, worktops with inset stainless steel sink and drainer, space and plumbing for a washing machine and space for a cooker with extractor over. There is a pantry cupboard with shelving and a further cupboard offers storage and houses the hot water heater. A door leads into the hallway with loft access and side entrance door. The sitting/dining room is double aspect making it a lovely bright room with stone fireplace and granite hearth housing the multi-fuel stove. The two double bedrooms are situated at the rear of bungalow overlooking the pretty rear garden, the larger of the two has built-in wardrobe cupboards and the second bedroom has a door leading out to the garden. The wet room has a window to the side and fitted with a shower, pedestal wash basin, WC and heated towel rail.

Outside

The lawned front garden is planted with a variety of shrubs and trees with hedging to the front boundary, to the left of which is a driveway providing off-road parking. Further along the driveway a timber gate opens into the attractive rear garden which is fully enclosed and mainly laid to lawn with wide borders planted with spring bulbs and seasonal plants and shrubs and a rose arch. A paved seating area covered with a pergola with a climbing rose and honeysuckle is an ideal space for outdoor dining in the summer months. The detached single garage has an up and over door, with power and light connected behind which there are fruit and vegetable beds which include two pear trees.



Location

The bungalow is situated in the picturesque village of Pulham Market which has a local shop, two public houses, an active community centre, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market towns of Harleston and Diss. Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains 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 a 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.

Services

Economy 10 Electric Heating

Mains drainage, electricity and water are connected.

EPC Rating: E

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP21 4TQ

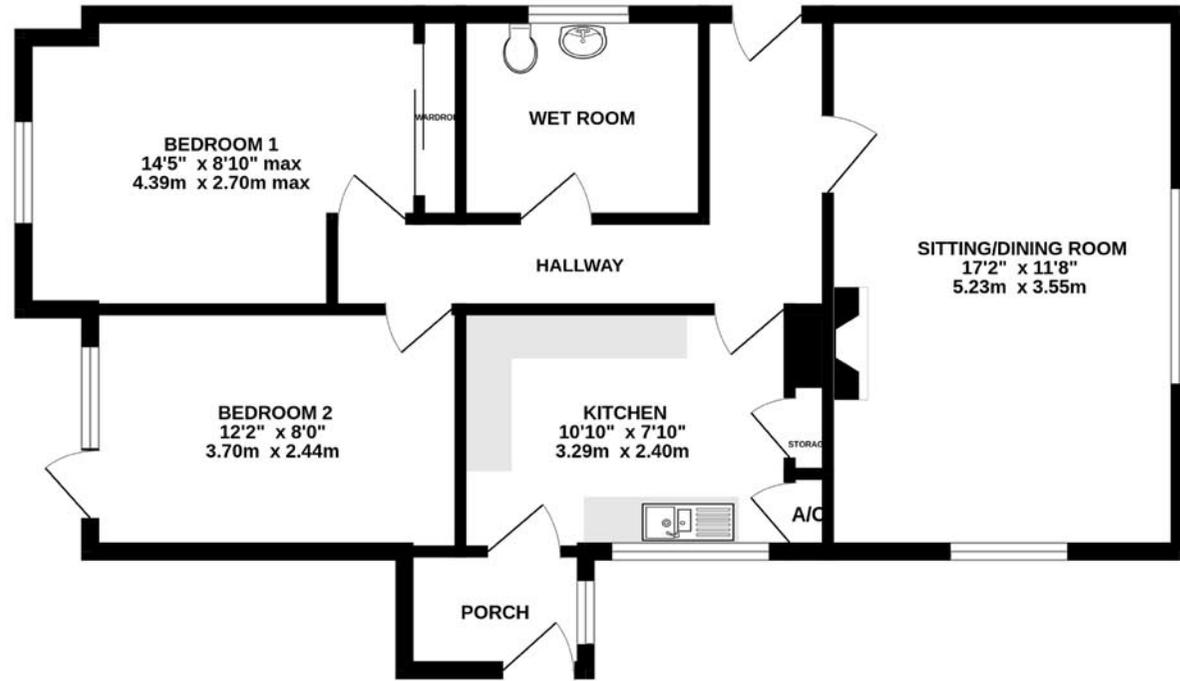
Tenure

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
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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Guide Price: £265,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
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Halesworth	01986 888205



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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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