



Bank Street, Pulham Market, Diss, IP21 4TG

Guide Price £190,000 to £200,000



01508 531331

www.whittlebyparish.com

Property Features

- No onward chain
- Price guide £190,000 to £200,000
- Character features
- Walking distance to shops and public transport
- Drainage - mains
- Heating - electric
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.

Full Description

Found within the heart of the village Owl Cottage is ideally located for local amenities and public transport. This delightful mid terraced cottage offers charming accommodation throughout with character features including exposed beams, inglenook fireplace, revealed brickwork and vaulted ceilings to the first floor. Externally the cottage is approached via a wrought iron gate with paved access through the front door and to the rear there is an enclosed courtyard style garden with space for a bistro style table and chairs to enjoy the afternoon sun. Unusual for this type of property is the added advantage of a single en-bloc garage with parking in front.

The attractive and desirable village of Pulham Market adjoins the village of Pulham St Mary known as "The Pulhams". The villages still retain a beautiful assortment of many period and attractive properties many of which were centred around a large green steeped in history and believed to date back to 1258. There is still a strong and active local community helped by having an excellent range of day to day amenities and facilities with village shops, convenience stores, post office, doctors surgery, public houses, schooling and fine church. The village is found within the beautiful countryside of south Norfolk lying just ten miles to the north of Diss, (with Diss having the benefit of a mainline railway station with services to London Liverpool Street and Norwich).



The accommodation comprises of:-

ENTRANCE PORCH

With wooden floor, space for hanging coats and door through to:-

SITTING ROOM

A lovely cosy room with inglenook fireplace, front aspect window and door to:-

KITCHEN/DINER

With space for dining table and chairs, stairs leading to the first floor, fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink unit, space for oven, plumbing for washing machine, space for under counter appliance, door to rear garden.

LANDING

With built-in wardrobe and doors to the bedroom and bathroom.

BEDROOM

A pleasing double room with vaulted ceiling, exposed beams and front aspect window.

BATHROOM

Fitted suite comprising corner bath, large quadrant shower cubicle, pedestal hand wash basin and WC.

OUR REF: LO1036





Floor 0

Approximate total area⁽¹⁾
527.70 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

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleparish.com
longstratton@whittleparish.com
01508 531331

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