A charming Grade II listed cottage, newly thatched in late 2017 with extension and superb fitted kitchen.

The property is situated in a highly sought-after location within this very popular well-served Norfolk village and as previously mentioned has been subject to extensive improvements including new thatch, new windows, extension and fitted kitchen.

From an entrance hall with stylish bathroom off a door leads into the sitting room with feature fireplace and then onto the inner hall which has stairs to first floor. This leads into a superb family kitchen/diner which was re-fitted in 2017 on three walls and a peninsular, having four ring hob with hood over, integrated oven and multi-function microwave oven, warming drawers, fridge freezer, dishwasher, 1 ½ bowl sink unit with boiling water tap, French doors to garden, stairs to first floor and door off to master bedroom which has ensuite shower room with shower, wash basin and wc. Stairs from the dining room lead to a further bedroom with en suite shower room with wash basin and wc, and the stairs off the inner hallway lead to a bedroom with exposed timbers and window and then a steep stair case leads to the study/fourth bedroom with window to eaves and vaulted ceiling with exposed timbers.

Outside is a large garden, mostly laid to lawn with established trees, enclosed by close boarded fencing. There is a large decking area and summer house, outside lighting and tap and oil storage tank. To the side of the property is a driveway and decking area.

DIRECTIONS
From Harleston proceed on London Road turning right onto Wilderness Lane. At the end of this road turn left and go through Starston and Pulham St Mary until reaching Pulham Market. Turn left into Station Road (just past the pub) and then right into Guildhall Lane where the property will be found on the right.

SERVICES
Mains water, electricity and drainage are connected.

LOCAL AUTHORITY
South Norfolk District Council
Council Tax Band – Currently B

BUILDING CONSULTANCY
Our Building Consultancy Team will be happy to provide advice to prospective buyers - please contact on 01379 646603 quoting Mulberry Cottage.
IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.