



FIELD VIEW COTTAGE

COLEGATE END, PULHAM MARKET, IP21 4XJ



A charming extended semi-detached cottage offering potential to update and in a delightful semi-rural position overlooking fields to the front.

The property is a charming extended semi-detached cottage along a country lane on the edge of the popular village of Pulham Market. It has been let previously and now offers enormous potential to update and personalise.

It is approached from the road via a driveway offering parking for several cars leading to the front door. It opens to a useful and spacious porch. The first reception room can be used for a variety of purposes and has a door to the inner hall and a door to the sitting room. The sitting room has an open fireplace with brick surround. The kitchen is at the heart of the house and fitted with a comprehensive range of wall and base units. There are stairs to the first floor and a decorative mullion looking into the spacious double aspect rear reception room. A door leads to the rear lobby with external door to the garden. A useful wet room completes the ground floor. On the first floor are three double bedrooms, two with rural views, plus a principal bathroom.

To the rear of the house is an original outbuilding divided into two useful stores. The rear garden is currently largely grass but offers a blank canvas to landscape.

LOCATION

Pulham Market is a popular village with its own shop, public house, primary school and medical centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss (approx. 9 miles) offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street)

SERVICES

Electric storage heaters. Mains electrics and water with drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – B





NO FORWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate unless responsibility is taken by any contractor or sub-contractor. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, goods and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagis 02/20

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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IMPORTANT NOTICE

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