



1 Copperfield Court, Pulham Market

Diss



Minors & Brady

1 Copperfield Court

Pulham Market, Diss

Step into modern village living with this stylish and thoughtfully designed detached home, tucked away in a peaceful cul-de-sac in the ever-popular village of Pulham Market. Built in 2020 and beautifully maintained since, it offers a modern layout that perfectly suits both everyday living and entertaining. The standout open-plan kitchen, dining, and living space creates a bright and sociable heart of the home, complete with a cosy log burner and doors opening onto the garden. A separate front reception room adds flexibility, ideal as a home office, playroom, or occasional fourth bedroom. Upstairs, three well-proportioned bedrooms include a comfortable principal suite with fitted storage and a sleek ensuite. The west-facing garden provides a private and sun-filled outdoor space, while two driveways and a garage ensure practical parking for busy households. Combining countryside charm with contemporary comfort, this is a home that truly delivers on lifestyle as well as location.

- Built in 2020 by a well-regarded local developer with remaining NHBC warranty
- Tucked away within a small, exclusive cul-de-sac in Pulham Market
- Positioned on a corner plot with added privacy and a sense of space
- Westerly facing rear garden enjoying afternoon and evening sunshine
- Open-plan kitchen, dining and living area ideal for modern lifestyles
- Log burner creating a cosy focal point within the main living space
- Separate reception room offering flexibility as an office or playroom
- Air source heat pump and underfloor heating to the ground floor
- Three well-proportioned bedrooms, including a principal with ensuite
- Ample off-street parking with two driveways and a garage





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The Location

Copperfield Court enjoys a peaceful setting in the highly desirable village of Pulham Market, a picturesque South Norfolk community known for its traditional village green, attractive period homes, and strong sense of community. The village provides a range of everyday amenities, including a well-stocked convenience store, post office, and two welcoming public houses, alongside a well-regarded primary school that is popular with local families.

Residents also benefit from access to a nearby doctors' surgery, with more comprehensive healthcare and retail facilities available in the surrounding market towns. For secondary education, there are schooling options in both Harleston and Diss, each within convenient travelling distance.

Pulham Market is well connected for a village location, with regular bus services linking to Norwich, Diss, and Harleston. Diss railway station, approximately a 15-minute drive away, provides direct mainline services to London Liverpool Street, making it a practical choice for commuters. Altogether, Copperfield Court offers an appealing balance of rural charm, essential amenities, and accessible transport links, making it an attractive setting for families, professionals, and those seeking a quieter pace of life.



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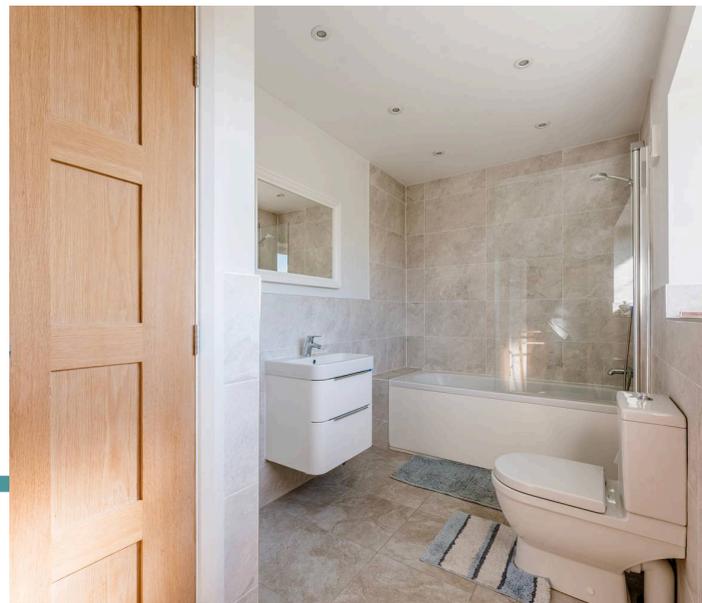
Pulham Market, Diss

Copperfield Court, Pulham Market

Tucked away within an exclusive cul-de-sac in the charming village of Pulham Market, this beautifully presented detached home offers a rare blend of modern comfort, thoughtful design, and a peaceful setting. Built in 2020 by a highly regarded local developer, the property still benefits from the reassurance of remaining NHBC coverage, while its corner plot position and west-facing garden provide both privacy and an abundance of natural light throughout the day. From the first floor, delightful field views add to the sense of space and countryside connection, setting this home apart from more typical developments.

Stepping inside, you are welcomed by a bright and spacious entrance hall, finished with stylish tiling and complemented by a convenient downstairs WC. The heart of the home unfolds in an impressive open-plan kitchen, dining, and living area, thoughtfully reconfigured by the current owners to create a seamless, sociable space. This is a room designed for both everyday living and entertaining, where natural light pours in through multiple windows and doors, and a log burner provides a cosy focal point during cooler months. Double doors open directly onto the garden, enhancing the indoor-outdoor flow and making the space feel even more expansive.

The kitchen itself is both elegant and practical, featuring shaker-style units, sleek quartz worktops, and a full range of integrated appliances. Every detail has been considered to ensure a clean and uncluttered finish, while still offering everything needed for modern living. To the front of the property, a separate reception room adds valuable flexibility—perfect as a home office, playroom, or even an occasional fourth bedroom depending on your lifestyle.



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Upstairs, the sense of space continues with three well-proportioned bedrooms arranged off a central landing. The principal bedroom enjoys fitted wardrobes and a stylish ensuite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a generously sized family bathroom, finished to a high standard and designed with both practicality and comfort in mind.

Outside, the property continues to impress. The west-facing rear garden is fully enclosed and offers a wonderful degree of privacy, with a mix of lawn and patio space ideal for relaxing or entertaining in the afternoon and evening sun. The frontage is equally well thought out, with two separate driveways providing ample off-street parking alongside a garage equipped with power, lighting, and an electric roller door.

Positioned within a well-connected village setting, the home enjoys the best of both worlds—peaceful surroundings with convenient access to nearby amenities and transport links. Altogether, this is a thoughtfully designed and beautifully maintained home that effortlessly combines style, comfort, and practicality in an enviable location.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage. Alongside air-source heat pump.

Maintenance costs include a one-tenth share of road maintenance.



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Including Garage

TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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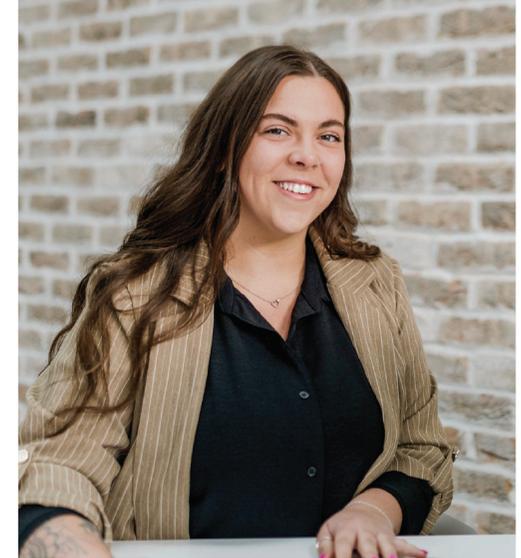
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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