



14 Bond Close, Pulham St. Mary

Minors & Brady



14 Bond Close

Immaculate throughout and beautifully updated, this detached bungalow occupies a generous corner plot with an exceptionally private garden. Thoughtfully refurbished by the current owners, the property offers stylish and move-in-ready accommodation designed for modern living. The spacious layout includes a welcoming sitting room, a contemporary kitchen/dining room and a light-filled conservatory overlooking the rear garden. Three well-proportioned bedrooms are complemented by a modern bathroom, while a separate home office provides an ideal work-from-home solution. Outside, the secluded garden offers a wonderful space for relaxing and entertaining, with plenty of room to enjoy throughout the seasons. A garage and off-road parking complete this impressive home, which is presented in excellent order from start to finish.

- Immaculately presented detached bungalow finished to a high standard throughout
- Occupying a generous corner plot with excellent privacy and seclusion
- Stylish kitchen/dining room designed for modern everyday family living
- Bright conservatory providing valuable additional reception and garden space
- Three well-proportioned bedrooms offering flexible and versatile accommodation
- Contemporary bathroom finished with modern fittings and quality fixtures
- Dedicated home office ideal for remote working or personal hobbies
- Well-maintained rear garden with lawn, patio and seating areas
- Garage and useful external storage adding further practicality to the home
- Driveway parking complementing the garage and outdoor facilities available

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14 Bond Close

The Location

Pulham St Mary is a popular South Norfolk village that offers an attractive blend of rural living, community spirit and everyday convenience. Surrounded by open countryside and attractive farmland, the village enjoys a peaceful setting whilst remaining well connected to nearby towns and transport routes, making it a desirable choice for families, professionals and those looking to embrace village life.

The village benefits from a range of useful amenities, including a primary school, village shop, public house, church and recreational facilities, all contributing to its welcoming and close-knit community atmosphere. Regular village events and local groups further enhance the sense of belonging enjoyed by residents.

For a wider range of shopping, dining and essential services, the neighbouring villages and market towns of Pulham Market, Harleston and Diss are all within easy reach. Harleston offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while Diss provides major supermarkets and a mainline railway station with direct services to Norwich and London Liverpool Street.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, with a network of quiet lanes, footpaths and bridleways allowing residents to explore the beautiful South Norfolk landscape. The nearby Waveney Valley and wider Norfolk countryside offer plenty to enjoy throughout the seasons.

Despite its rural setting, Pulham St Mary is exceptionally well placed for commuting, with convenient access to the A140 providing links to Norwich, Diss, Ipswich and the Suffolk Heritage Coast.





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Pulham St. Mary, Diss

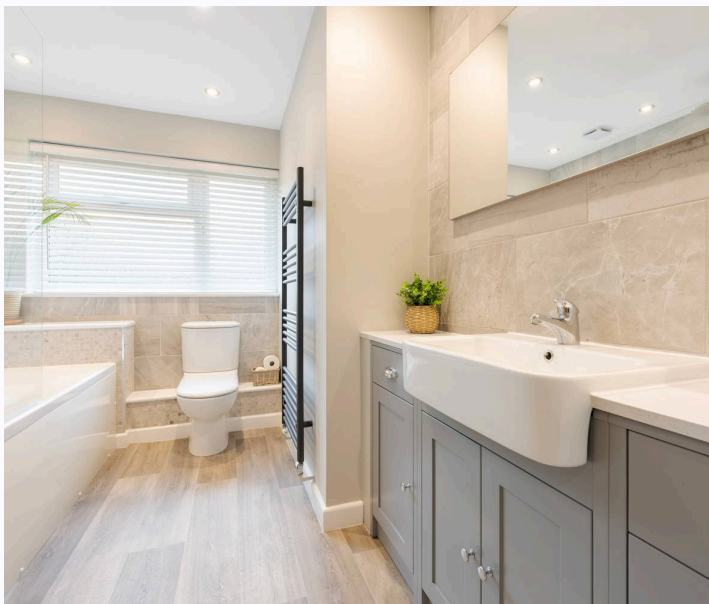
Bond Close, Pulham St. Mary

Occupying an attractive corner plot position, this immaculately presented detached bungalow has been thoughtfully renovated throughout to create a stylish and comfortable home that is ready to move straight into. Offering well-balanced accommodation, modern interiors and a wonderfully private garden, the property is perfectly suited to a wide range of buyers seeking single-storey living without compromise.

Upon entering, a welcoming hallway sets the tone for the quality found throughout the home. The sitting room is a bright and inviting space, enjoying pleasant views to the front and providing the perfect setting for everyday relaxation. Tastefully decorated and finished to a high standard, it offers a comfortable environment for both quiet evenings and entertaining guests.

The heart of the home is the beautifully updated kitchen/dining room. Designed with both practicality and style in mind, this impressive space offers an excellent range of storage and work surfaces alongside contemporary fittings and a clean, modern finish. The dining area provides ample room for family meals and social occasions, while sliding doors lead seamlessly into the conservatory, extending the living space even further. Overlooking the garden, the conservatory creates a wonderful place to enjoy the changing seasons and floods the home with natural light.

The bungalow offers three well-proportioned bedrooms, all presented in excellent decorative order and benefiting from the same high-quality finish seen throughout the property. The modern bathroom has been stylishly appointed and provides a contemporary space designed to





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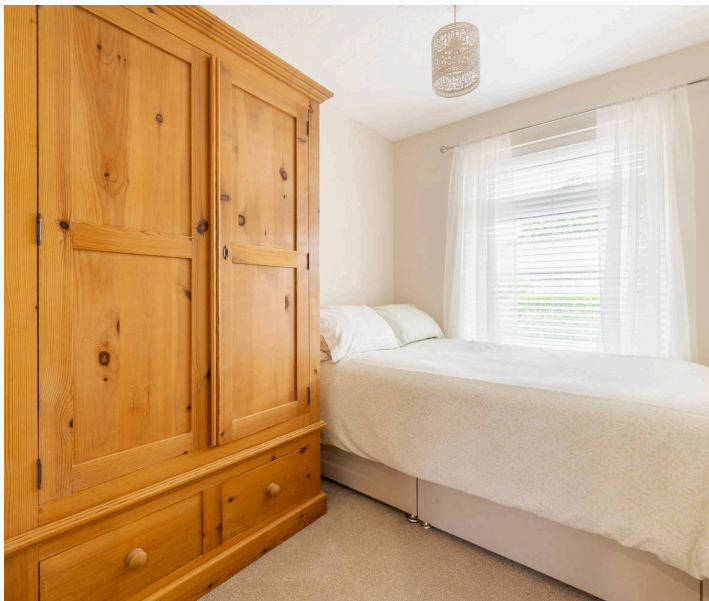
Pulham St. Mary, Diss

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Pulham St. Mary, Diss

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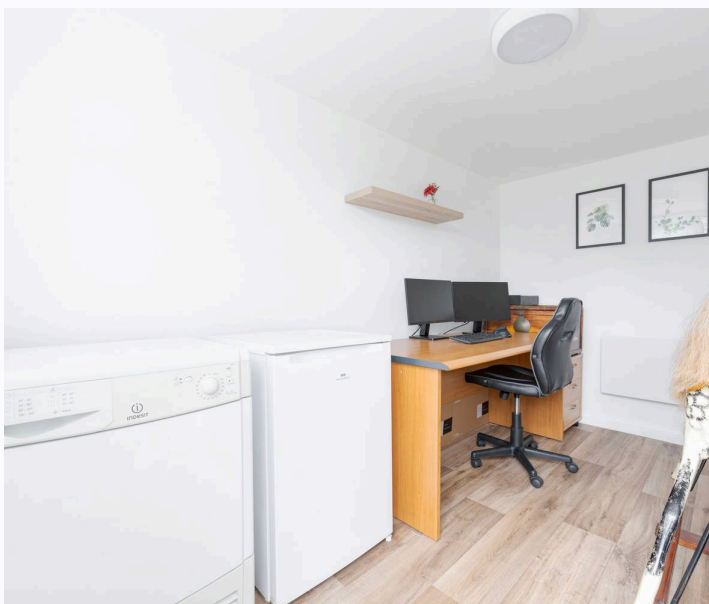
A particularly valuable addition is the dedicated home office, offering an ideal environment for remote working, studying or pursuing hobbies. With its own direct broadband connection, it provides a practical and versatile space separate from the main accommodation.

Outside, the property continues to impress. The generous corner plot allows for a wonderful sense of space, while the rear garden enjoys a particularly private setting, creating an ideal retreat for relaxing and entertaining. Thoughtfully arranged with areas of lawn, patio seating and established planting, the garden offers something to enjoy throughout the year. There is also useful storage space and a garage, adding further practicality.

Parking is another notable feature, with off-road parking available in addition to the garage. Properties offering this combination of extensive refurbishment, private outdoor space, dedicated home working facilities and excellent presentation are rarely available, making this a superb opportunity for buyers seeking a home that requires little more than moving in and enjoying.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor

Approx. 119.4 sq. metres (1285.7 sq. feet)



Total area: approx. 119.4 sq. metres (1285.7 sq. feet)

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.

Plan produced using PlanUp.

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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