



Church Path, Earsham - NR35 2TX





## Church Path

Earsham, Bungay

NO CHAIN! Located in the heart of the SOUGHT AFTER VILLAGE of EARSHAM within striking distance of BUNGAY, is this TWO BEDROOM END TERRACE COTTAGE tucked away and SET BACK FROM THE ROAD within a PRIVATE position. The cottage itself has undergone some recent improvements to include a NEWLY FITTED KITCHEN and a NEW SHOWER ROOM but still retains plenty of CHARACTER and CHARM, with HIGH CEILINGS and TIMBER BEAMS as well as a FIREPLACE with WOOD-BURNER in the main reception. The accommodation in brief comprises a main reception, rear lobby and porch, as well as ground floor shower room and the separate kitchen/dining room. On the first floor there are TWO BEDROOMS off landing. Externally, there is a large lawned front garden leading from the bisected pathway with a private parking space as well the private courtyard garden to the rear. The cottage would make an ideal FIRST TIME PURCHASE or buy to let investment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Characterful End Terrace Cottage
- Main Reception with Wood-burner
- Newly Fitted Kitchen & New Shower Room
- Two Ample Bedrooms
- Private Gardens Front & Rear
- Off Road Parking
- Private Tucked Away Position

The property is situated within the village of Earsham, next to the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### SETTING THE SCENE

Accessed from the shared approach tucked away from the roadside in a private spot, the property is accessed from the front garden with pathway leading to the main front door. The front garden is bisected giving access for the neighbours to access their properties.



## THE GRAND TOUR

As you enter the threshold via the front approach you walk into the main front reception room with a wealth of character. The cottage has surprisingly high ceilings and exposed timber ceiling beams as well as brick built fireplace housing a wood-burner, perfect for those winter nights. The stairs to the first floor are accessed from the sitting room as is the separate kitchen. The kitchen has been recently re-fitted and offers a range of modern base level units with solid worktops over. There is an integrated electric oven and induction hob over with space for further white goods. There is also space for a dining table and a dual aspect to the front and side. Also on the ground floor there is a rear lobby leading to the rear porch housing the wall mounted gas boiler as well as space for a washing machine and giving access to the enclosed courtyard garden but also leading the ground floor shower room which has again been re-fitted recently with a shower, w/c and hand wash basin.

Heading up to the first floor, and found off the landing there is a main double bedroom with built-in wardrobes and the potential of a fireplace as well as exposed ceiling beams. There is also a second bedroom overlooking the rear.

## FIND US

Postcode : NR35 2TX

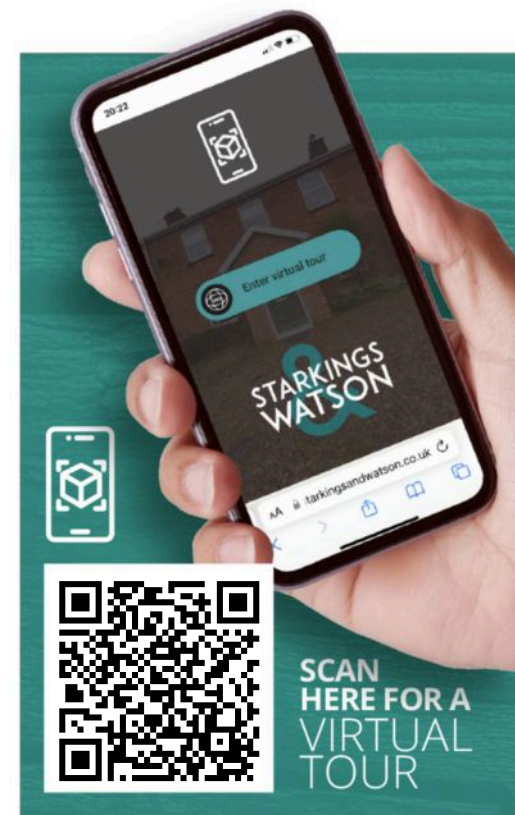
What3Words : ///fulfilled.placidly.crate

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is accessed from a shared un-adopted driveway with neighbouring properties with a right of access. There is a shared parking area to the side of the cottage also and a private off road parking space within the frontage. The front approach and garden is bi-sected with paved access for the neighbours to access their properties.











## GARDEN

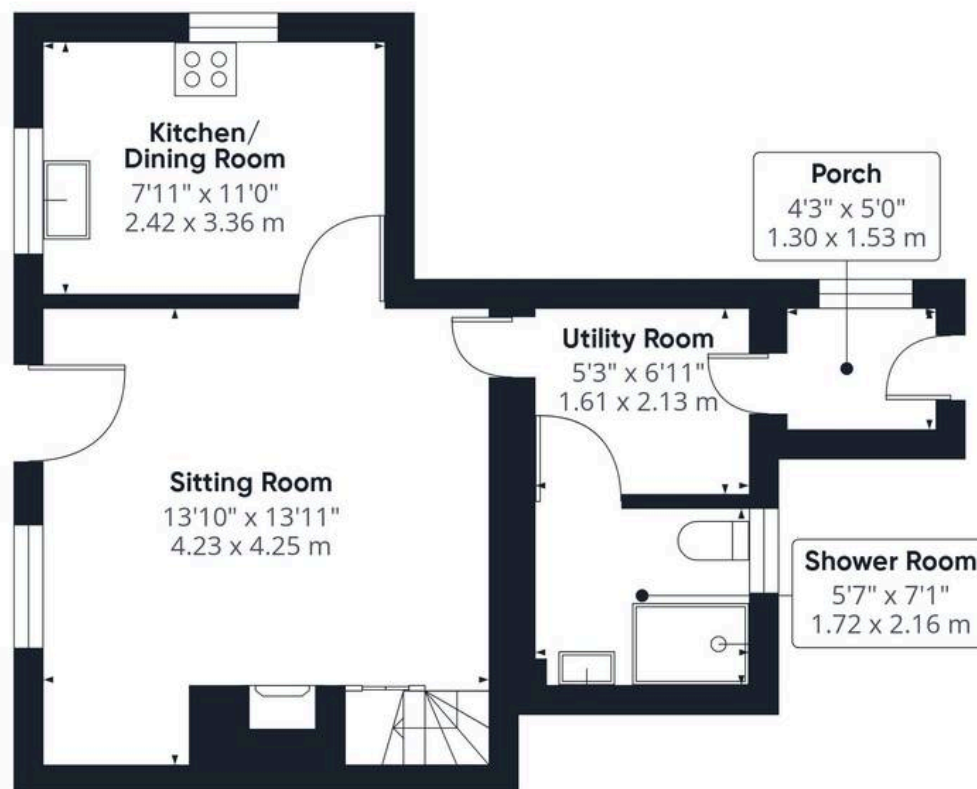
**THE GREAT OUTDOORS** Outside you can find space to relax at the front or rear of the home. There is a bisected access across the front garden. The lawned front gardens benefit from a sunny southerly aspect, featuring ample lawn and a timber shed as well as mature trees. The courtyard-style garden at the rear offers low maintenance shingling and a small brick store for your garden tools. A newly created, fenced parking space can be found to the front, with further parking (understood to be for residents) just opposite.

## OFF STREET

1 Parking Space







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

619 ft<sup>2</sup>

57.4 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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