



School Road, Earsham, Bungay

Guide Price £600,000 Freehold

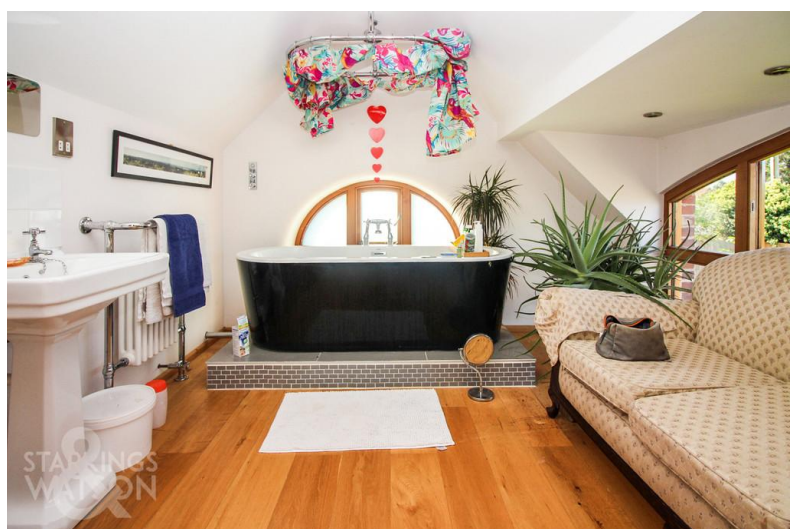
Energy Efficiency Rating : TBC

- ✓ Stunning Former School Conversion
- ✓ Occupying a 0.22 Acre Plot (STMS)
- ✓ Over 2,700 SqFt of Accommodation
- ✓ High Spec Renovation
- ✓ Impressive Open Plan Living
- ✓ Various Character Features
- ✓ Versatile & Spacious
- ✓ No Onward Chain

To arrange an accompanied viewing please call our Bungay Office on 01986 490590







**NO ONWARD CHAIN!** With OVER 2,700 SQ FT of HIGH FINISH and VERSATILE accommodation this impressive, FORMER SCHOOL CONVERSION, dating back to the 18th Century has been COMPLETELY and EXTENSIVELY renovated by the current owners. The property has a wealth of CHARACTER features throughout, whilst having been REMODELLED and REDESIGNED to provide a HIGH SPECIFICATION FAMILY HOME. The 'HUB' of the home is the impressive OPEN PLAN LIVING, offering an extensive SITTING ROOM, with HIGH CEILINGS and ORIGINAL WINDOW FRAMES, connecting to the KITCHEN/DINING AREA, providing a high specification kitchen, and sizable dining area to match. Downstairs offers a UTILITY ROOM, BOILER ROOM, LARGE FAMILY BATHROOM, and TWO DOUBLE BEDROOMS, with one of the bedrooms having an additional area offering potential to create an EN-SUITE, or WALK IN WARDROBE. Upstairs, there are two DOUBLE BEDROOMS, and an EN-SUITE. Externally, an OUTBUILDING can be found, with offering POTENTIAL FOR CONVERSION, and nestled on a 0.22 ACRE PLOT (STMS).

#### LOCATION

The property is situated within the village of Earsham, near 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR35 2TF), but to help you...Leave the centre of Bungay on Earsham Street, heading towards Earsham. Continue onto Earsham Dam, and over the bridge. Turn left onto School Road, where the property can be found on the right hand side as advertised by our For Sale sign.

The property is approached with cast iron gates providing access to the driveway which provides off road parking for several vehicles, with a walled and gated access to the rear garden.

Entrance door to:

#### ENTRANCE HALL

Tiled flooring with underfloor heating, double glazed window to front, smooth ceiling with light tunnel, doors to:

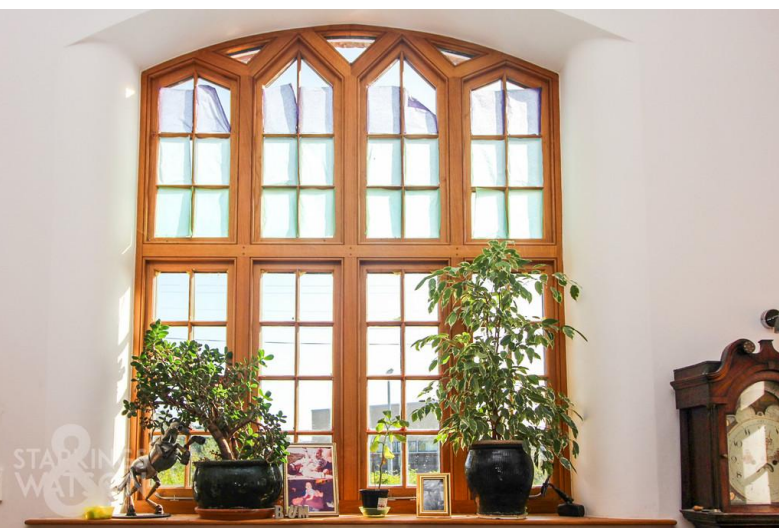
#### OPEN PLAN KITCHEN/DINING/SITTING ROOM

53' 3" x 16' 4" (16.23m x 4.98m)

#### SITTING ROOM

Solid wood flooring with underfloor heating, vaulted ceiling with timber beams, contemporary cast iron wood burner set on a glass hearth, feature arch top double glazed window to front and double glazed window to side, television point.







### DINING AREA

Continued solid wood flooring with underfloor heating, double glazed window to side x2, stairs to first floor landing, smooth ceiling with recessed spotlighting.

### KITCHEN

Recently installed, extensive fitted range of wall and base level units with squared edge work surfaces, inset sink and drainer unit with mixer tap, matching upstands, central island with solid wood work surface housing 6 burner gas hob and electric double oven with extractor fan, integrated wine cooler and dishwasher, tiled flooring, double glazed window to rear, smooth ceiling and recessed spotlighting, opening to:

### SNUG

12' 7" x 11' 4" (3.84m x 3.45m) Wood flooring with underfloor heating, double glazed windows to side and front, double glazed doors to front, smooth ceiling with recessed spotlighting.

### DOUBLE BEDROOM

13' 2" x 12' 6" (4.01m x 3.81m) Wood flooring with underfloor heating, velux windows x3, opening to:

### WALK-IN WARDROBE/STUDY AREA

10' 2" x 4' 10" (3.1m x 1.47m) Wood flooring with underfloor heating, velux window.

### DOUBLE BEDROOM

13' 11" x 13' 3" Max. (4.24m x 4.04m) Wood flooring with underfloor heating, velux window x2.

### REAR LOBBY

Tiled flooring, double glazed window and door to rear, doors to:

### UTILITY ROOM

12' 6" x 5' 3" (3.81m x 1.6m) Fitted range of base level units with complementary square edge work surfaces, inset butler sink with mixer tap, space for washing machine and tumble dryer, tiled flooring, velux window x2, smooth ceiling, opening to:

### BOILER ROOM

Currently housing the LPG central heating system, potential to install solar panels, hot water tank, tiled flooring, double glazed window to rear, smooth ceiling.

### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin with mixer tap, tiled splash backs, double glazed windows to side and rear, radiator, smooth ceiling.

### FAMILY BATHROOM

High specification four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, bath with mixer shower tap, large shower area with wet room floor design and thermostatically controlled shower, tiled splash backs and flooring, light tunnel x2, extractor fan, obscure double glazed window to front, smooth ceiling.











#### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, storage space, smooth ceiling with recessed loft access hatch, doors to:

#### **DOUBLE BEDROOM**

16' 11" x 13' 5" (5.16m x 4.09m) Fitted carpet, radiator, velux window x2, double glazed window to rear, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C, hand wash basin, 'Mode' pebble bath, tiled splash backs, wood flooring, radiator, obscure double glazed window to side, double glazed window to rear, smooth ceiling with recessed spot lighting.

#### **DOUBLE BEDROOM**

16' x 11' 10" Max. (4.88m x 3.61m) Fitted carpet, radiator, velux window x2, smooth ceiling.

#### **OUTSIDE REAR**

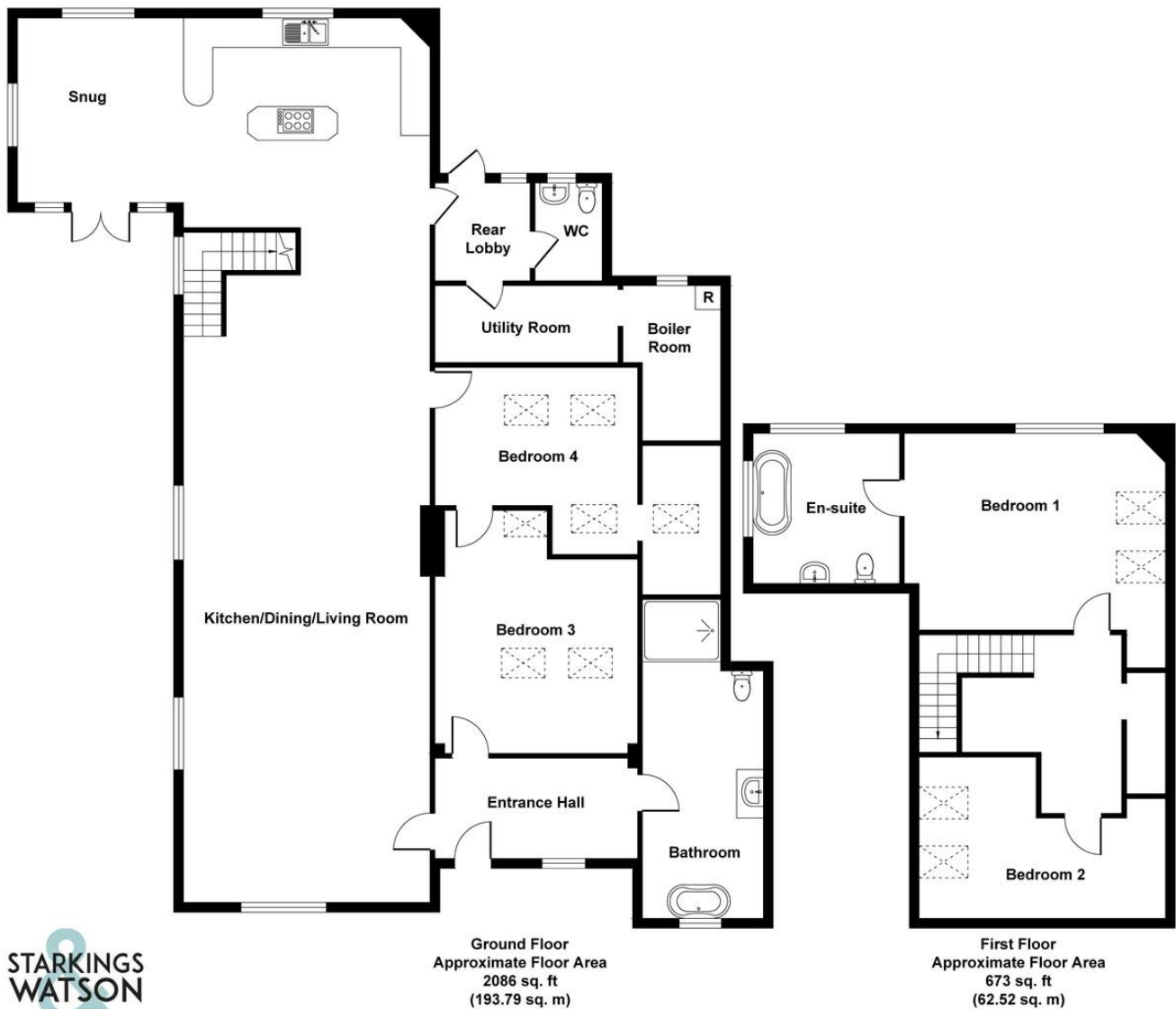
Leaving from the snug area double doors you begin with a recently designed patio area which provides an ideal space for a seating area. The garden is then mainly laid to lawn with various flowers, plants and shrubs with inset feature vegetable plot providing self sufficient living. The plot measures 0.22 of an acre (stms) and is enclosed via a mixture of fencing and brick walling. The plot is completely private and an absolute sun trap.

#### **OUTBUILDING**

Brick and slate roof, potential for conversion to living accommodation (stp) or a great outside space for an office. This building was formerly the toilet block for the old school and therefore has the necessary plumbing in place.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Awaiting EPC Rating