



The Street, Earsham Bungay NR35 2TZ

welcome to

The Street, Earsham Bungay

NEW TO THE MARKET is this three bed semi-detached home located close to the centre of the well-established town of Bungay. Offering spacious living accommodation throughout, modern accommodation, and room for expansion if required, this property is an ideal family home.



William H Brown Bungay are delighted to present this NEW TO THE MARKET family home, which boasts THREE bedrooms and is Semi-Detached style. The property is located in the desirable village of Earsham which has its own Parish Council, Church, Village hall and a variety of clubs. It is also situated in close proximity of the neighbouring towns of Harleston in Norfolk and Bungay in Suffolk; which gives a great balance of being rural but yet well connected.

The property itself offers a shingle driveway leading to the Entrance door which can accommodate multiple vehicles. As you enter the property you are granted access to the stairs to the first floor bedrooms, or access into the Lounge and the rest of the reception rooms. The Lounge offers room for a range of seating and is made cosy with a centrally installed Log Burner. Leading on you come to the Kitchen/Diner which has plenty of storage cupboard, room for a breakfast/dining table and French doors leading out to the Rear Garden. The bathroom is well equipped with having the choice of a walk in shower cubicle or a bath with shower attachment. Upstairs, there is access to all THREE bedrooms - TWO being double sized and having fitted storage. Outside, the Rear garden is enclosed with fencing and has laid lawn with plenty of room to accommodate a generous timber shed. This property has plenty of features which would suit a range of buyer - to book in your viewing TODAY please contact us on 01986 894608 !

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door leading into the property, Access through to Lounge, Stairs leading to First floor landing.

Lounge

14' 6" x 12' 4" (4.42m x 3.76m)
Double glazed window to Front aspect, Fire place with fitted Log Burner, Radiator, Power points, Carpet flooring.

Kitchen/ Dining Room

17' 9" x 7' 7" (5.41m x 2.31m)
Double glazed window to Side aspect, Door leading through to Rear lobby with access to Bathroom and Outside, French doors opening out into Rear Garden, Access from Lounge, Partially tiled walls, Fitted Wall and Base Kitchen units with work surfaces, Stainless steel sink and drainer unit, Space for double oven, Splash back, Over head extractor fan, Power points, Plumbing for washing machine, Spotlights, Room for breakfast table/dining table, Radiator, Tiled flooring.

Rear Lobby

Access to Bathroom, Door leading out to Rear garden.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Corner Walk in Shower cubicle, Bath with mixer taps and Over head shower, Towel radiator, Wall heater, Spotlights, Tiled flooring.

First Floor

Landing

Access to all Three Bedrooms,

Bedroom 1

14' 6" x 9' 1" (4.42m x 2.77m)
Double glazed window to Front aspect, Double bedroom, Feature fireplace, Airing cupboard, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 1" x 9' (3.38m x 2.74m)
Double glazed window to Rear aspect, Double bedroom, Fitted cupboard, Radiator, Power points, Carpet flooring.

Bedroom 3

8' 5" x 7' 7" (2.57m x 2.31m)
Double glazed window to Rear aspect, Power points, Carpet flooring.

Outside

Front Garden

Spacious shingle driveway suitable for multiple vehicles, Hedge to Side aspect, Access to Rear Garden via Side gate, Access to Front door into property hallway - lighting either side.

Rear Garden

Enclosed Rear garden with fenced surround, Rear gate access, Laid mostly to lawn, Plenty of room for a substantial timber shed, Access to Side gate leading to Front of the property, Access in doors via Rear Lobby door or French doors into the Kitchen.



view this property online williamhbrown.co.uk/Property/BGY106264



welcome to

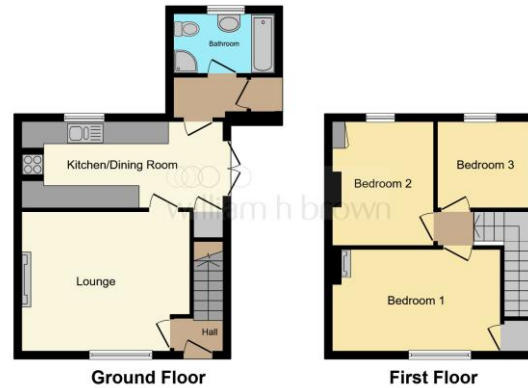
The Street, Earsham Bungay

- Three Bedroom Semi-Detached House
- Lounge with Log Burner
- Kitchen/Diner
- Driveway to Front of the Property
- Enclosed Rear Garden with Laid Lawn
- Bathroom with Shower Cubicle and Bath Tub
- Desirable Village Location
- Close to Market Town of Bungay

Tenure: Freehold EPC Rating: D

offers in the region of

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY106264



Property Ref:
BGY106264 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk