



**The Green, Earsham Bungay NR35 2SX**



**welcome to**

## **The Green, Earsham Bungay**

Nestled in the desirable village of Earsham, this spacious and beautifully presented four-bedroom detached home offers the perfect blend of countryside charm and modern living. With generous living spaces, a stunning garden, and a double garage.



### **Location**

Earsham is a highly sought-after village, known for its tranquil surroundings and strong sense of community. Situated just a stone's throw from the historic market town of Bungay, residents enjoy easy access to a range of local amenities, including independent shops, charming cafés, and well-regarded schools. The area also offers excellent transport links, with nearby access to the A143 connecting to Diss and Norwich, making it an attractive choice for commuters.

### **Description**

Stepping into this impressive home, you are greeted by a welcoming hallway leading to a range of spacious and well-appointed living areas. The heart of the home is the stylish kitchen, offering ample worktop and storage space, complemented by an adjoining utility room for added convenience. The separate dining room is perfect for entertaining, while the large lounge boasts a characterful log burner and patio doors that open onto the beautifully landscaped rear garden-ideal for relaxing or hosting gatherings.

Upstairs, the property continues to impress with four generously sized bedrooms, all filled with natural light. The master bedroom benefits from ample storage and an en-suite bathroom, while the remaining bedrooms are well-served by a modern family bathroom.

Externally, the home features a spacious rear garden, offering a private and serene outdoor space with a patio area and lush lawn. The property also benefits from a double garage and a private driveway, providing ample parking.

This exceptional property is a rare find in such a desirable location-don't miss your chance to make it your own! Contact us today to arrange a viewing.

### **Accommodation** **Ground Floor**

#### **Entrance Hall**

uPVC Front door into the property, Double glazed

window to Side aspect, Ceiling light, Stairs leading to First floor landing, Under stair storage, Radiator.

#### **Cloakroom**

Double glazed window to Side aspect, WC with dual flush, Radiator, Tiled surrounds.

#### **Lounge**

11' 4" Max x 16' 3" Max ( 3.45m Max x 4.95m Max )  
Double glazed French doors to Garden, Double glazed window to Rear aspect, Woodburner inset into Chimney breast with wooden Mantle and Granite Hearth, Radiator.

#### **Dining Room**

9' 6" x 12' 4" ( 2.90m x 3.76m )  
Double glazed French doors to Rear aspect, Arch through to Kitchen, Radiator, Wooden flooring.

#### **Kitchen**

13' 2" Max x 10' 7" Max ( 4.01m Max x 3.23m Max )  
Double glazed window to Front aspect, Tiled surrounds, Fitted Kitchen with a range of Wall and Base units with worksurfaces, Inset sink, Space for Range cooker, Integrated Dishwasher and Fridge.

#### **Utility Room**

4' 6" x 6' into cupboard fronts ( 1.37m x 1.83m into cupboard fronts )  
Double glazed window to Front, Door to Side aspect, Built in range of cupboards, Electric Boiler, Plumbing for washing machine.

### **First Floor**

#### **Landing**

Double glazed window to Front aspect, Airing cupboard.

#### **Bedroom One**

12' 8" Max to wardrobe x 9' 10" Plus door recess ( 3.86m Max to wardrobe x 3.00m Plus door recess )  
Double glazed window to Rear aspect, Radiator, Built in Wardrobes.

#### **Ensuite**

Double glazed window to Side aspect, WC, Tiled surrounds, Vanity wash hand basin, Shower cubicle with Electric shower, Extractor Fan.

#### **Bedroom Two**

11' x 8' 9" ( 3.35m x 2.67m )  
Double glazed window to Rear aspect, Ceiling Light, Loft hatch.

#### **Bedroom Three**

8' 10" x 6' 11" ( 2.69m x 2.11m )  
Double glazed window to Front aspect, Ceiling Light, Radiator.

#### **Bedroom Four**

8' 8" x 7' 7" ( 2.64m x 2.31m )  
Double glazed window to Rear, Ceiling Light, Radiator.

#### **Bathroom**

Double glazed window to Front aspect, Tiled surrounds, Concealed cistern WC, Vanity Basin with storage underneath, Radiator, Bath tub with taps and Shower attachment.

### **Outside**

To the front of the property there is a double width drive providing ample parking. The rear garden is mainly laid to lawn with a patio seating area, shed and side access to both sides of the property. There are a range of shrubs and bushes.

#### **Double Garage**

16' 3" x 16' 8" ( 4.95m x 5.08m )  
Power, light, door to side, two up and over doors to front aspect.

#### **Agents Note**

Heating to the property is served by Electrics. Please contact the branch for more details.



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## The Green, Earsham Bungay

- \*\*Charming 4-Bed Detached Home in Sought-After Village Location\*\*
- Double Garage
- 4 Bedrooms
- Spacious Rear Garden
- Large Kitchen With Separate Utility Room
- Quiet Village Setting
- Close To Local Amenities

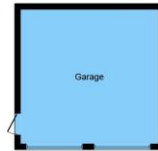
Tenure: Freehold EPC Rating: D



Ground Floor



First Floor



Garage

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£375,000

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.focalagent.com



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