



Granary Close, Earsham Bungay NR35 2BF

welcome to

Granary Close, Earsham Bungay

This stunning detached bungalow, newly built by Cripps Developments is situated on a small, exclusive development of bungalows within the popular village of Earsham. The property offers high specification and quality of finish throughout providing comfortable living spaces with modern technology.



Description

This stunning detached bungalow, newly built by Cripps Developments is situated on a small, exclusive development of bungalows within the popular village of Earsham. Finished to high specification and quality of finish throughout that provides comfortable living spaces with modern technology providing easy energy efficient living. An Air Source heat pump feeds the underfloor heating and all the windows and French doors are double glazed uPVC to maximize the energy saving, combine this with a 10 year new home warranty and you have maximum piece of mind.

The accommodation offers beautiful living spaces and generous sized rooms with modern kitchens, attractive bathrooms and French doors providing access to the generous gardens. There is also a garage and ample parking

Earsham is a lovely village nestled in the Waveney Valley providing a lovely, friendly village feel yet close to the town of Bungay with its large range of amenities shops and services.

Entrance Hall

Front door, airing cupboard, loft hatch, under floor heating control unit.

Living Room

16' 4" x 12' 6" (4.98m x 3.81m)

uPVC double glazed window to the side and rear aspects, under floor heating control unit.

Kitchen / Dining Room

26' 9" x 11' 8" (8.15m x 3.56m)

uPVC window to the rear aspect, uPVC French doors to the rear garden, fitted kitchen with a range of base and wall units with worktops and a composite sink with mixer tap over, tiled surrounds, built in oven, hob with extractor fan above, integrated fridge freezer and dishwasher, glazed internal double doors to the hall, under floor heating control unit.

Utility Room

7' 6" x 5' 9" (2.29m x 1.75m)

Door to the side aspect, range of base units with worktop and inset sink with mixer tap, integrated washer/dryer, tiled surrounds.



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Mater Bedroom Suite

11' 5" plus door recess x 12' 6" max (3.48m plus door recess x 3.81m max)

uPVC window to the front aspect, built in double wardrobe, under floor heating control unit.

Ensuite

uPVC window to the side aspect, shower and shower cubicle, vanity wash basin with storage cupboard under, W/C, mirror with light and shaver point, part tiled, heated towel rail, extractor fan.

Bedroom Two

10' 6" max x 9' (3.20m max x 2.74m)

uPVC window to the front aspect, under floor heating control unit.

Bedroom Three

10' 5" max x 8' 11" (3.17m max x 2.72m)

uPVC window to the rear aspect, under floor heating control unit.

Bathroom

uPVC window to the front aspect, bath and mixer taps, vanity wash basin, W/C, mirror with light and shaver point, part tiled, heated towel rail, extractor fan.

Outside

The front of the property is mainly laid to lawn with an ample drive providing parking and access to the garage. There is gated access to the rear garden that is again mainly laid to lawn with patio area and all enclosed behind fences

Single Garage

welcome to

Granary Close, Earsham

- Detached Bungalow - Ready to Move in Now!
- Three Bedrooms with Master Ensuite
- Garage & Ample Driveway
- 10 Year New Home Warranty by Premier Guarantee
- Air Source Heat Pump to Underfloor Heating

Tenure: Freehold EPC Rating: B

£390,000



Floor Plan

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).
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Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY105034 - 0008

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