



20 CHURCH ROAD

EARSHAM, BUNGAY, NR35 2TL



A charming Grade II Listed detached cottage in the heart of Earsham with character and an excellent sized garden.

PROPERTY

The property is a charming detached Grade II Listed cottage in the heart of the popular and convenient village of Earsham between the market towns of Harleston and Bungay.

There is a picket fence to the front and open porch. The front door opens to an entrance lobby. The double aspect reception room is to one side with painted timbers, stairs to the first floor and an open fireplace with woodburning stove. The kitchen is to the other side of the lobby and fitted with a range of wall and base units. To the rear of the cottage is a ground floor bathroom, utility room and a separate boiler room. On the first floor are two double bedrooms both with charm and character.

To the side of the property is a shared access that leads into the gated private parking area. The garden is an excellent size and offers a blank canvas to landscape.

LOCATION

The village of Earsham is situated approximately one mile from the market town of Bungay, which is

situated in the heart of the Waveney Valley on the Norfolk/Suffolk borders and offers shopping facilities, schools and bus services. The city of Norwich is about 15 miles to the north and the county town of Halesworth is about 9 miles to the south where there is a railway station for connections to London via Ipswich. Within motoring distance is the nearby market town of Beccles on the edge of the Norfolk Broads waterways, the coast at Southwold and other areas of natural beauty along the Heritage Coastal Belt.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council, Council Tax Band C

AGENT'S NOTE

The initial entrance from the road is shared with No. 19. Beyond the vehicular area it continues into a public footpath leading into the centre of the village.



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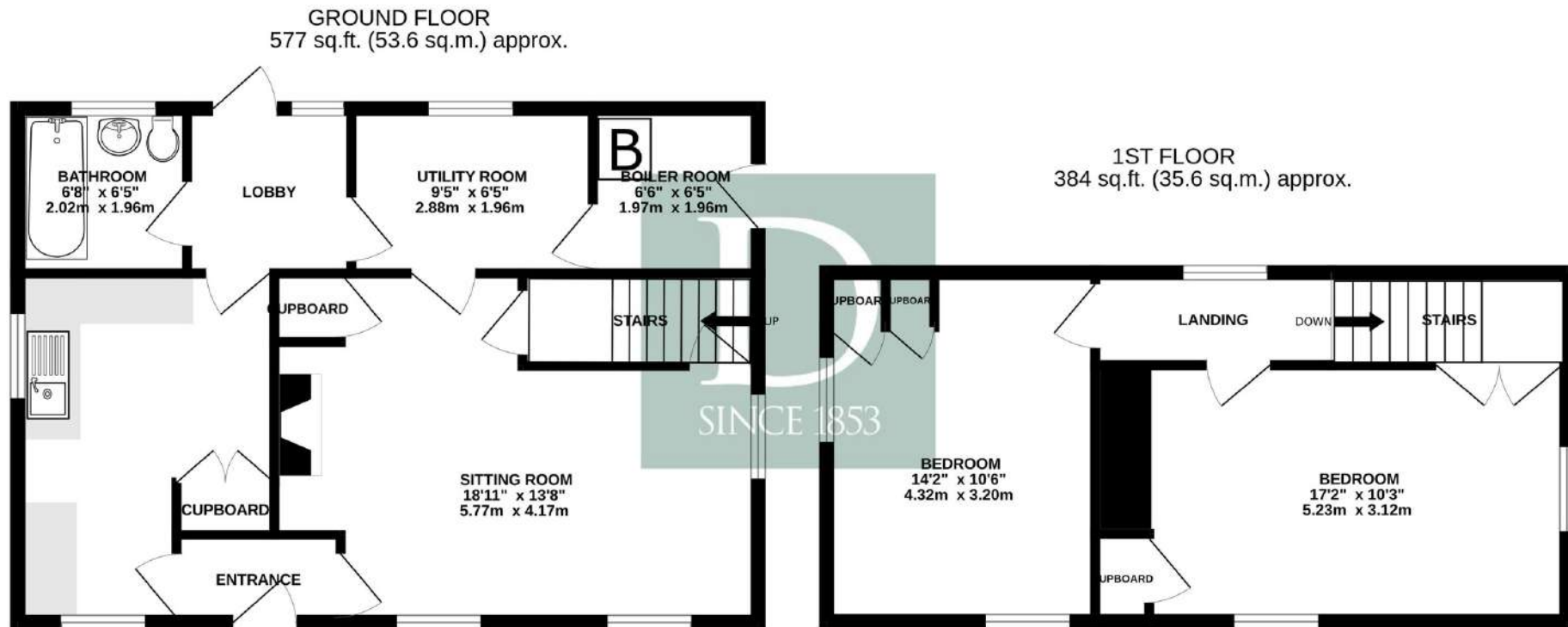
9 miles



EPC



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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