



44 BUCK COTTAGE

EARSHAM, BUNGAY, NR35 2AG



A charming and characterful detached cottage in a convenient semi-rural location with enormous potential and delightful views to the front.

The property is a charming detached double-fronted period cottage in a secluded yet convenient position between the market towns of Harleston and Bungay. It is a semi-rural position on the outskirts of Earsham with far-reaching views to the front.

Whilst there is the official front door the main access is to the side with a door into the lobby. There are two reception rooms to the front. One with a fireplace and one with a woodburning stove. The kitchen is to the rear of the property overlooking the garden. On the first floor are two double bedrooms to the front and a further bedroom to the rear. One of the front bedrooms has a second door which is closer to the bathroom. There is also a first floor bathroom. The property is charming and has an abundance of character.

The house has a gravel driveway to the side providing off-road parking. To the rear of the house are the former coal sheds which are now storage. There is a range of sheds/outbuildings. The garden is a delightful feature of the property and is to either side. It is well-

stocked with a wide array of mature shrubs and trees. There is a former kitchen garden area to one side. The house has delightful southerly views to the front over the Waveney Valley.

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.

SERVICES

Oil fired central heating. Mains water and electric. Private drainage - Septic Tank (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 & Tax Band D

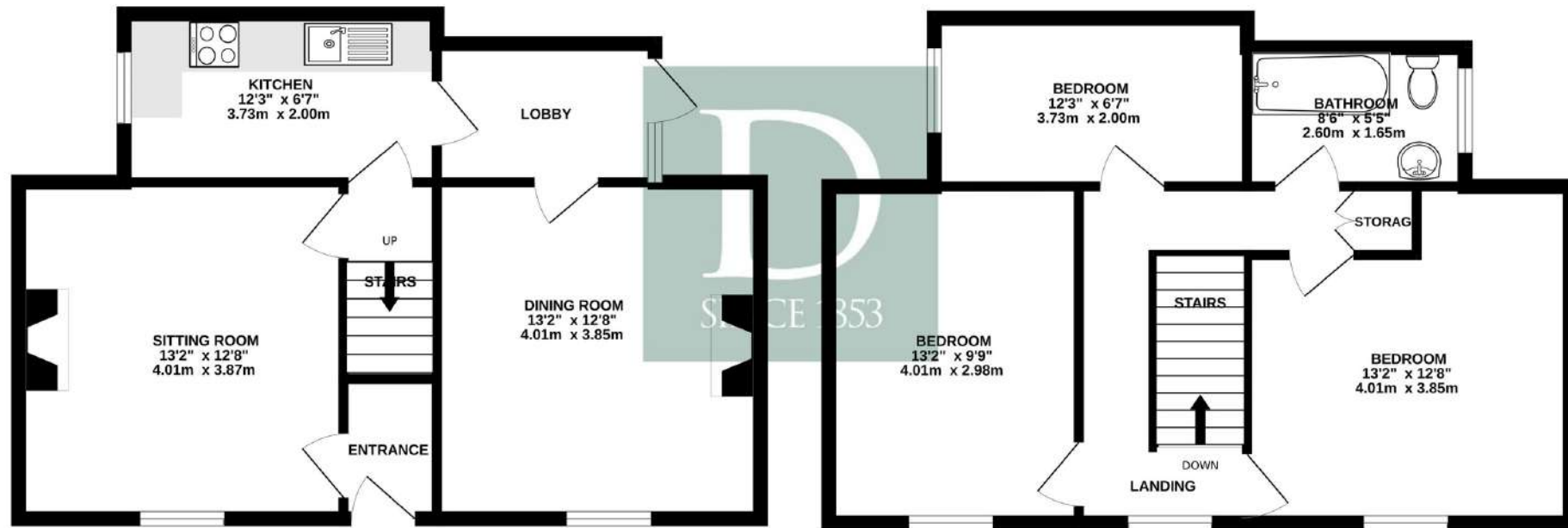




FLOOR PLAN

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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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