



11 THE STREET

EARSHAM, BUNGAY, NR35 2TZ



A charming and spacious semi-detached cottage in the heart of the village with a good-sized garden and enormous potential.

PROPERTY

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

The house is on the market for the first time in many years and until recently has been rented. The cottage has character and offers enormous potential to update and personalise. The front door opens to an entrance porch. This leads into the spacious reception room which spans the width of the property with two windows to the front and an open fireplace. The kitchen/breakfast room is to the rear and is fitted with a range of white wall and base units. A door leads to the garden. On the first floor are three double bedrooms and a bathroom. One of the bedrooms and the bathroom is at a lower level with a couple of steps down from the landing.

There is a parking space to the front of the cottage for one car and a pedestrian gate to the side gives access to the garden. The garden

offers huge scope and is split into two parts. The section nearest the house has a patio and is laid to lawn. The rear section is long and offers a blank canvas for landscaping.

LOCATION

The village of Earsham is 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 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 & Tax Band B



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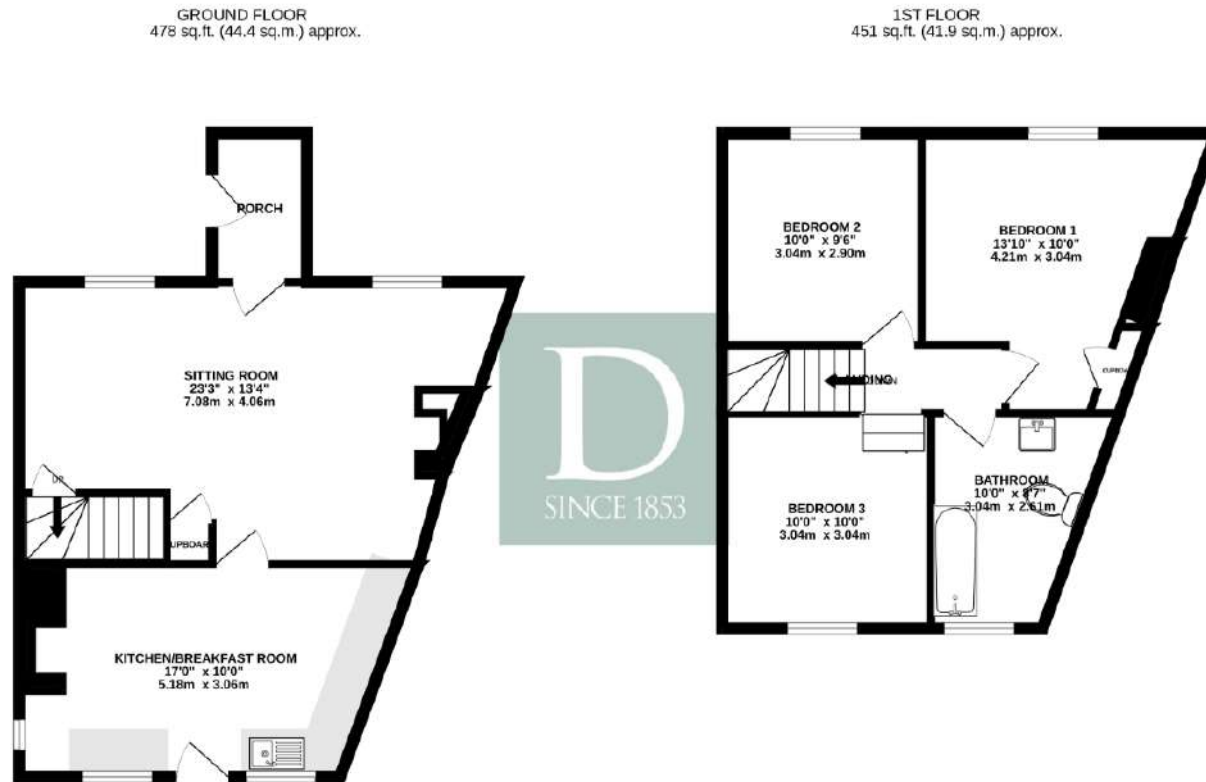
9 miles



EPC



FLOOR PLAN



TOTAL FLOOR AREA: 928 sq.ft. (86.3 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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AGENTS NOTE

The rear section of the garden is owned by the Earsham Hall Estate and they will grant a licence to use it.

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IMPORTANT NOTICE

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