



SCHOOL HOUSE

THE STREET, EARSHAM, NR35 2SZ



A charming and well-presented detached cottage in the sought-after village of Earsham

The property is a charming detached period house with well-presented accommodation and an abundance of character. Originally formed from two cottages the property now forms one delightful home.

The front door opens to the spacious open plan kitchen/dining/living room and has stairs to the first floor. The kitchen is fitted with a comprehensive range of wall and base units and is an excellent space for entertaining. There is also a further sitting room with woodburning stove. The ground floor accommodation also benefits from a useful utility room and w.c. On the first floor are three double bedrooms, each with their own individual character and there is also a family bathroom.

The property is approached from the road via a gravel driveway providing valuable off-road parking. The garden is to the front and laid principally to lawn bordered by some established trees. To the rear of the property is a versatile courtyard with gate to the pavement but provides an excellent additional outside area.

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 & Tax Band D



3



2



1



8 miles

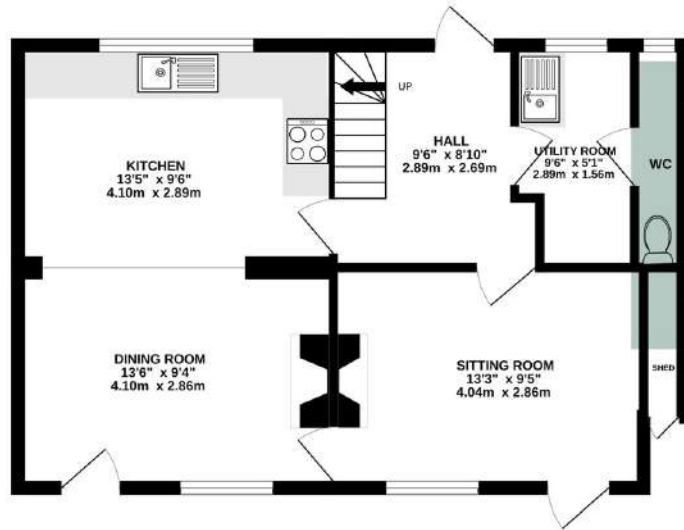


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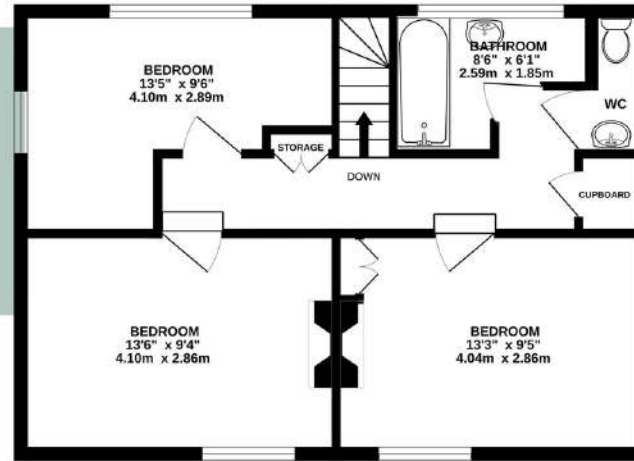


FLOOR PLAN

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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