



19 CHURCH ROAD

EARSHAM, BUNGAY, NR35 2TJ



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

The property is a charming Grade II Listed cottage within the heart of Earsham. It is attached at one end to the historic garden wall of the adjacent period property. The house has an abundance of character but is now in need of modernisation but offers huge potential.

The front door is to the rear of the property with a porch leading to an inner hall. It in turn gives access to the bathroom and a storage cupboard. A door from the hall leads into the triple aspect kitchen with a range of wall and base cupboards. There is a dining room connecting the kitchen with the large double aspect sitting room. There is a substantial open fireplace. Off the sitting room is a further reception room with brick floor and stairs to the first floor. On the first floor are three bedrooms, two of which have fitted wardrobes. Please note that there is some restricted head-height on the landing due to the eaves.

There is a charming garden area to the front of the property. There is shared access between the property and neighbouring property

that leads to a private driveway and parking area with detached garage. The rear garden is a good size with some established shrubs and trees. It offers a blank canvas for landscaping.

#### 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. 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 Council & Tax Band D



3



2



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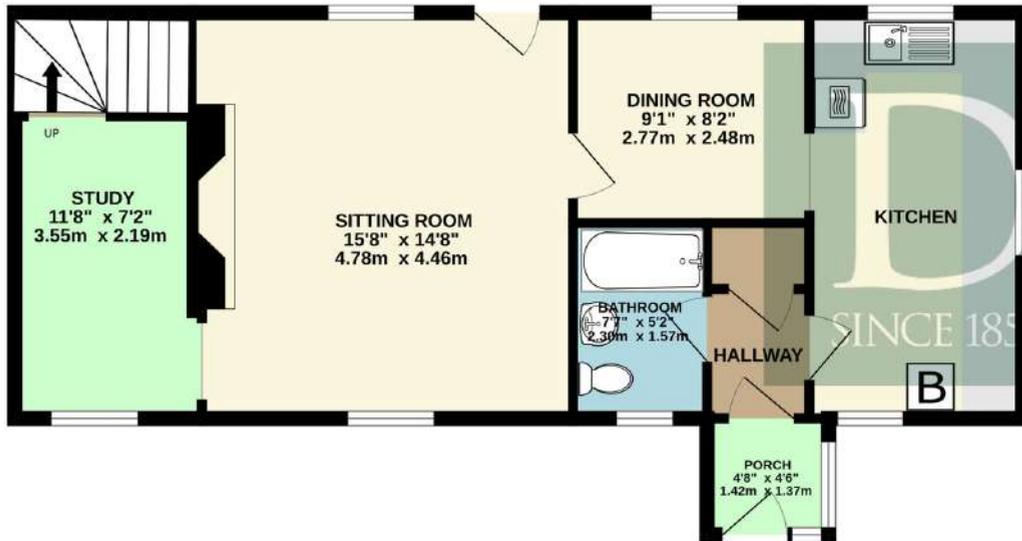


9 miles



## FLOOR PLAN

GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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 initial entrance from the road is shared with No. 20. Beyond the vehicular area it continues into a public footpath leading into the centre of the village.

### VIEWING

Strictly by appointment with Durrants - Harleston 01379 852217.

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