



Beech Tree Way, Earsham, NR35 2ST

Tucked away in the village of Earsham you will find this spacious detached bungalow that has been extended over the years to provide well planned accommodation including a 21' lounge/diner, kitchen, three garden rooms, utility room and three separate bedrooms and bathroom with shower.

Outside there is plenty of off-road parking and two garages to the front and a fully enclosed rear garden. This property is being offered with no onward chain.

Property Features:

- Village Location
- Three Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Sizable Sitting Room
- Fitted Kitchen
- Utility Room
- Dining Room
- Generous Plot
- Large Garage
- Ample Off Road Parking



The Property:

The front entrance door leads into a garden room with uPVC sealed unit double glazed windows and door leading into the entrance hall with roof access hatch, separate W/C with low level W/C and hand wash basin and storage cupboards. The lounge/diner is located to the rear of the property and has ample space for a dining table and uPVC sealed unit double glazed windows overlooking the rear garden and from the dining area doors lead into a second garden room with uPVC windows and doors out to and with view over rear garden. Leading off the hall there is a fitted kitchen with worktop having inset sink and drainer with cupboards and drawers under and recess with space for free standing electric cooker with extractor and light over, matching wall cupboards, breakfast bar with recess under and adjoining integrated fridge, uPVC sealed unit double glazed front window and door leading into a utility room which has a range of worktops with cupboards under and recess with space and plumbing for a washing machine, uPVC sealed unit double glazed front window with matching door and an opening into a third garden room with uPVC windows and matching door out to and with view over the garden. From the hall there is access to the three double bedrooms all having uPVC double glazed windows and ample room for furniture. The family bathroom is fitted with a white suite comprising panel bath, low level W/C, vanity wash basin with cupboard under, fully tiled shower cubicle with glass shower door and uPVC double glazed window.







External

Outside to the front the property is approached via a tarmac driveway which has parking for several cars and large garage. To the rear of the property is well maintained large enclosed garden with mature shrubs. There are two garden rooms that open to the rear garden.

Location

Earsham is a village located just over a mile from the Market Town of Bungay and around thirteen miles of the Cathedral City of Norwich. The bus service in Earsham runs from outside the popular Village Public House, the Queens Head to destinations such as The Market Town of Beccles, Bungay, Harleston and Diss. Beccles has its own train station with links to Ipswich & London Liverpool Street. Bungay itself benefits from having its own Dr's Surgery, Primary School and a High School, a theatre, public houses, restaurants, takeaways and various independent shops. Bungay has its own castle, where the original build dates as far back as the Norman times.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: D

Services: Oil fuelled for hot water and central heating, septic tank electricity and water connected.

Viewings: By Appointment Only

Post Code: NR35 2ST

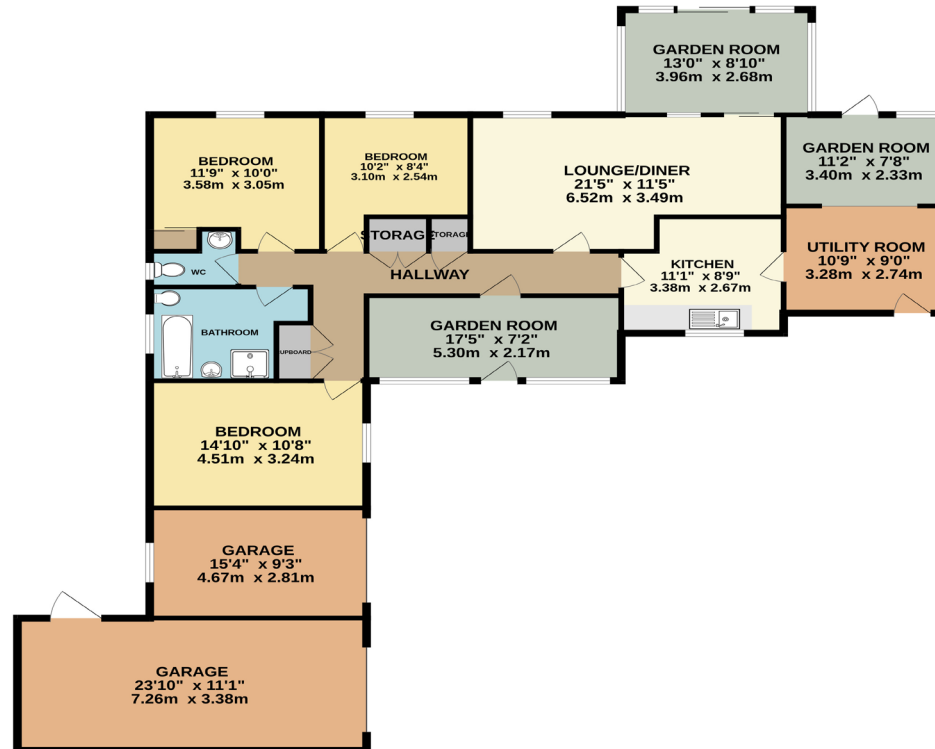
EPC Rating: E

Guide Price £375,000

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



TOTAL FLOOR AREA: 1778 sq.ft. (165.2 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 can be given as to their operation or effectiveness over time.

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