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Station Road,
Earsham, Bungay.

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ESTATE AGENTS

Bungay – 1.2 miles
Beccles – 7.2 miles
Norwich – 15.3 miles
Southwold – 17.6 miles

Property comprises briefly:

Entrance Hall
Shower Room
Open-Plan Living/Dining & Kitchen
Double Bedroom
Generous Enclosed Garden

Refurbished and re-modelled to an exceptional standard, we are delighted to offer for sale this semi-detached, freehold, bungalow. The property is situated in the popular Norfolk/Suffolk border village of Earsham within an easy walk of the village green, public house and surrounding green walks through the Waveney Valley. Internally the now open-plan living area and kitchen creates a modern space which opens to the impressive rear garden. A shower room leads off the hallway echoing the superb finish whilst the double bedroom completes the accommodation.



Property

Entering the property via the front door we pass the useful external storage shed before stepping inside this fantastic home. Pushing open the front door we are greeted by the entrance hall where timber effect flooring that runs throughout the living space gives an initial hint to the exceptional standard we go onto find. On our right an oak door opens to the shower room whilst to the left we step into the living area. The shower room offers a generous space fitted with a ground level double with shower set against attractive tiled walls, a modern vanity unit houses the sink and w/c whilst two windows bring light to the room. Stepping across the hall a second oak door opens to the open-plan living/dining/kitchen space. This stunning room is filled with natural light enjoying windows to two aspects and French doors that open to the garden. A feature fire place offers a focal point to this generous room and the ability to fit a wood burner if someone wishes. A large window looks onto the frontage whilst from the dining area we step out to the garden. The kitchen flows seamlessly from the dining space and offers modern yet classic range of wall and base units set against timber workspace. The sink is set below a window looking onto the garden whilst fitted appliances include the washing machine, dishwasher, oven and hob. Space is made for large fridge freezer. Completing the accommodation we find the generous double bedroom. A fitted carpet complements the room whilst a large window fills the space with natural light a theme found throughout this impressive home.







Outside

From Station Road we approach the property via a gate that leads into this small development of properties. A path leads us to the front door passing an attractive green space that serves the eight bungalows. At the rear a fully enclosed garden offers a surprisingly generous space. French doors leads from the living space to the patio perfect for summer entertaining. The remainder of the garden has been laid to lawn offering an attracting low maintains area which offers space for a budding gardener to indulge or be kept a simple as it is found. A timber shed offers a superb external storage solution.

Location

This property is situated footsteps from the Village Green and The Earsham Queen, in the heart of the peaceful semi-rural village of Earsham, one mile west of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Electric Eco Central Heating & Hot Water System.
Energy Rating: E

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR35 2TT

Tenure

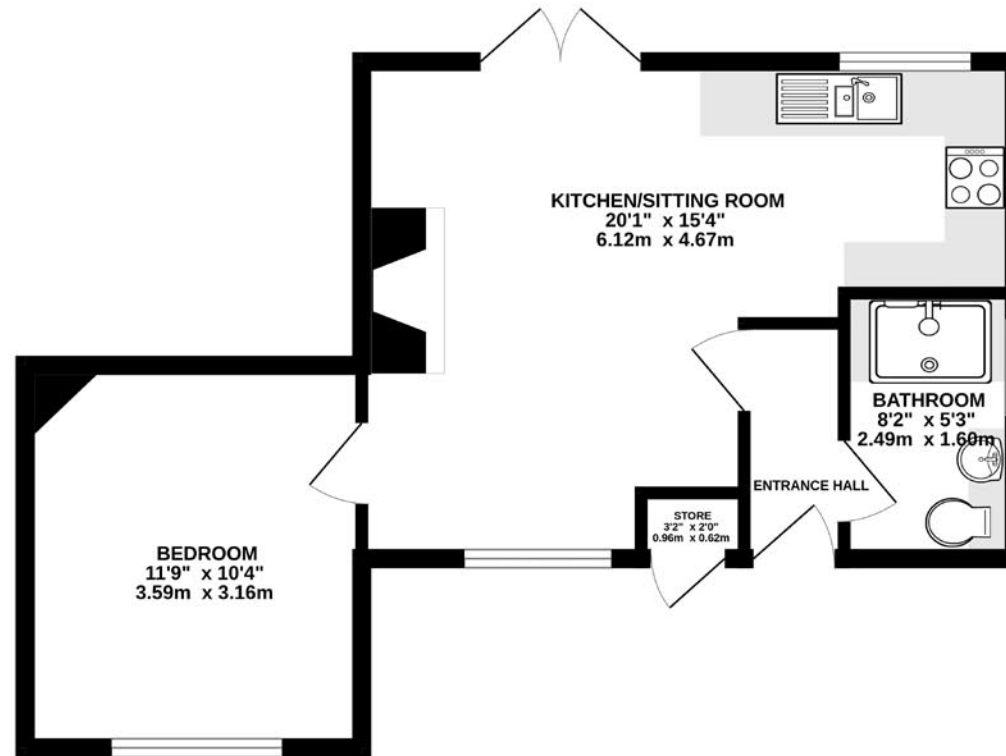
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £175,000

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 416 sq.ft. (38.7 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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