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Milestone Lane,
Earsham, Bungay.

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase this immaculate, four bedroom, detached family home situated in the popular village of Earsham. The property has been in the same ownership from new and over the years updated and meticulously maintained. The accommodation which offers versatile living designed around modern life makes no compromise on space and boasts three reception rooms, four bedrooms, two bathrooms, kitchen and separate utility room. Outside the generous plot enjoys the southerly aspect at the rear whilst to the front we find ample parking leading to the double garage. Viewing is essential to appreciate the space and exceptional standard on offer.

Main House comprises:

- Reception Hall • Cloakroom
- Sitting Room • Dining Room
- Study/Snug • Kitchen • Utility Room
- Master Bedroom with En-Suite
- Three further Bedrooms
- Family Bathroom
- Attractive South Facing Garden
- Double Garage & Ample Parking

Property

Entering the property via the front door we are welcomed by the reception hall where the feeling of space and exceptional standard of finish that flows through the home offers the immediate 'wow' factor. A dog leg stair case rises to the first floor and a large storage cupboard sits adjacent. To our right double glazed doors lead into the sitting room, this generous room enjoys a dual aspect which enhances the feeling of space whilst a feature fireplace offers a cosy focal point to the room. A window looks to the side aspect whilst patio doors lead out to the garden. Back in the hall we find the second reception room looking onto the front aspect, this generous room offers versatile use as an impressive study or snug ideal for family living. Stepping through the hall we pass the staircase and find the dining room set to the front. This generous room looks onto the private area of the front gardens and offers a superb formal dining space that looks back toward the kitchen. Crossing the hall we pass the ground floor cloakroom and enter the kitchen. This superb room is fitted with a modern range of wall and base units set against contrasting worktops and flooring. Two windows again fill the room with light, the larger set over the sink looks onto the rear gardens. A fitted oven, hob and extractor feature whilst space is made for a fridge and dishwasher under the counter. From here a door leads into the utility room which mirrors the finish in the kitchen and provides space for our laundry appliances and a large fridge freezer. From here a door opens to the garden. Climbing the stairs we step onto the generous galleried landing where a window looks over the frontage and enjoys the view towards the green and village pub. To the front we find the first two of the four bedrooms, one generous single room and a comfortable double, both looking to the front aspect. Stepping to the rear a second large double is found looking onto the rear garden. Adjacent we find the airing cupboard and step into the family bathroom where the exceptional finish continues. A modern white suite is set against attractive tiled walls and flooring. Completing the main accommodation the master bedroom offers an abundance of space which enjoys a view to the rear aspect, a large en-suite shower room echoes the finish throughout offering a shower, w/c and wash basin.









Garden & Grounds

Passing the village green we find the property set facing Milestone Lane, an exceptional parking and turning area offers space for upward of four vehicles and leads to impressive double garage where two up and over doors lead in. To the front of the property we find a generous lawned garden whilst planted borders frame the boundary. A path leads us to the front door whilst a gate opens to the rear garden. The rear garden offers an attractive patio which leads off the sitting room ideal for summer entertaining whilst the garden itself is laid to lawn which is framed with a variety of planted beds and fully enclosed by timber fencing and established hedges. A second patio area is set to the head of the garden allowing a further spot to sit and catch the sun throughout the day.

Location

This property is situated in the heart of the peaceful 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

Electric central heating and hot water.
Mains drainage, electricity and water.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2SU

Tenure

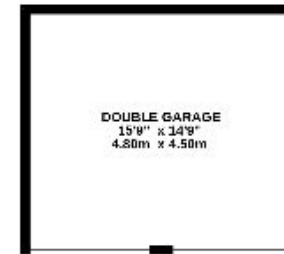
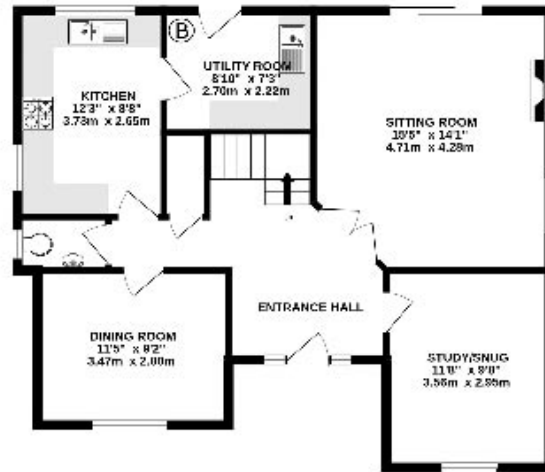
Vacant possession of the freehold will be given upon completion.

Agents' Note

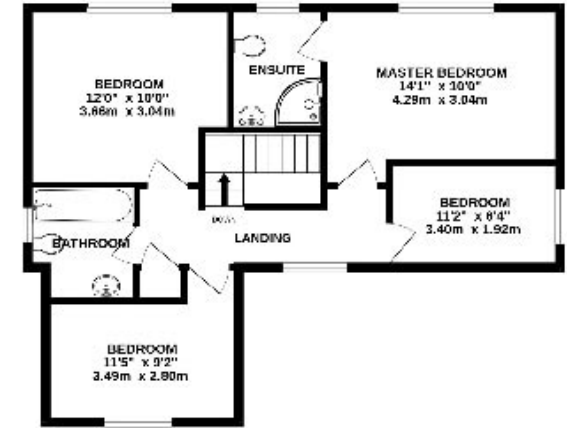
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £425,000

GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535
Loddon 01508 521110
Halesworth 01986 888205

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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