

Flat 2, The Old Station House

Earsham, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

One of the most interesting apartments our valuer has seen. Set in the former Station House in the popular south Norfolk village of Earsham this superb first floor apartment perfectly blends character with the space and convenience of modern living. Internally a 24.ft sitting/dining room, snug, kitchen, two large double bedrooms, bathroom and dressing room feature whilst outside a courtyard garden and off road parking add to this wonderful home.



Accommodation comprises briefly:

- Entrance Hall
- First Floor Lobby
- Snug/Study
- 24.ft Sitting/Dining Room
- Kitchen
- Master Bedroom
- Second Double Bedroom
- Bathroom & Dressing Room
- Courtyard Garden
- Off Road Parking

Property

Pushing open the front door of the property we are welcomed by a generous entrance hall where our stairs rise to the first floor landing and a large cupboard below provides the all essential storage. Climbing the stairs we pass a window that fills the space with natural light before arriving on the first floor lobby. The lobby opens to the two bedrooms and charming snug/study. To the left we step into the first of the bedrooms a large double room enjoying a view back towards the village. Set to the right the vast master bedroom enjoys a dual aspect, filling the room with natural light. An original feature fireplace is set beside an area of built-in storage. The proportions of the room are impressive. Back in the lobby we enter the first of the living areas, this charming walk through room serves as snug/study for our current vendors, A window over looks the garden space and an original wrought iron fireplace offers a charming focal point. From here a step down leads us into the sitting/dining room. This exceptional space spans over 24.ft and offers the perfect spot for family life and entertaining. Two windows again fill the room with natural light whilst a door opens from the dining area to the kitchen allowing the two rooms to remain sociable. The kitchen is fitted with a range of attractive wall and base units set against contrasting work surfaces. Space is made for the appliances and the sink is set below one of the two windows. Completing the accommodation we step through the dressing room and into the bathroom where a fitted four piece suite boasts a bath, separate shower, wash basin and w/c.






The Sidings
Flat 2
Old Station House

















Outside

At the foot of Station Road we approach the property at the small junction for The Sidings. To the front of the building we are welcomed by a small area of garden where steps rise to the entrance and a range of planted shrubs and perennial flowers frame the garden and entrance. To the rear the property enjoys a paved courtyard style garden ideal for summer entertaining or simply a spot to sit and relax. The garden area is framed with established hedges making for a delightful private spot. A generous block paved driveway offers off road parking whilst behind a shared area gives home to the two oil tanks serving the two properties.

Location

This property sits at the foot of Station Road, foot steps from the village green and pub in the popular village of Earsham. Earsham is a peaceful rural village just outside the market town of Bungay enjoying a vibrant community and the well renowned Earsham Queen public house. 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 is a short distance away.

Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Oil fired central heating and hot water. Mains drainage, electricity and water.

Energy Rating: E

Local Authority:
South Norfolk District Council
Tax Band: B
Postcode: NR35 2UB

What3Words: ///pirates.clear.mysteries

Tenure
Vacant possession of the leasehold will be given upon completion. The lease issued for 999 years on the 1st January 1991 has 964 years remaining. Annual ground is payable at £50 per annum. Upkeep costs are shared between the two properties.

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.

Offers Over: £170,000



To arrange a viewing, please call 01986 888160

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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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