



*Farm View
Earsham, Bungay
Guide Price £400,000*

Situated in this beautiful village of Earsbam located in the Waveney Valley you will find this spacious detached bungalow. "Farm View" has been re-configured by the present owners to create spacious living areas for entertaining family and friends. The accommodation provides 26' sitting room, dining room, kitchen, three good size double bedrooms with en-suite bathroom with separate shower and a further family bathroom. Outside the bungalow sits on a generous plot with ample off-road parking to the front and a fully enclosed, mainly lawned rear garden. Solar panels have been installed to the front elevation of the roof which assists with the electricity costs.

Property Features

- Detached Bungalow
- Spacious Living Accommodation
- Three Bedrooms
- Family Bathroom & En-suite to Master Bedroom
- Modern Fitted Kitchen
- Separate Utility
- Large Sitting Room
- Ample Off Road Parking
- Fully Enclosed Rear Garden
- Oil Fuelled

The Property

Entering the property through the front door you are greeted by the entrance hall which gives a sense of space which continues throughout the bungalow, the entrance hall has an airing cupboard. There is an alcove which is a great space for coats and shoes, while to the far end of the hall is a walk-in storage cupboard. The sitting room can be found to the front of the property with a large bay window which allows light to flood the room, a feature fireplace is fitted with a wood burning stove for those cosy winter nights and this is a great room for entertaining. This room also has the benefit of being able to create further space by opening the double doors that lead through into a separate dining room that has a window to the side and French style door leading out to and with view over the rear garden. From the dining room a door leads into a modern fitted high gloss fitted kitchen which comprises worktop with inset ceramic sink and drainer with cupboards under, further storage cupboards, eye level double fan assisted oven/grill and worktop with inset five burner hob, further fitted appliances include two fridge and freezers and pantry provide further storage. Leading open plan off the kitchen, is the utility room with worktop with inset sink and drainer with cupboards under and recesses with space and plumbing for both dishwasher and washing machine. A uPVC door leads out to the rear garden and a window is located above the sink. A door from the kitchen leads back into the hall where you will find three good size double bedrooms with one having a fitted wardrobe and the master has fitted wardrobes and cupboards and a uPVC double glazed window overlooks the rear garden, this room also benefits from a generous en-suite bathroom comprising panel bath, low level W/C, pedestal wash basin and a separate shower cubicle.









External

Outside to the front the property is approached via a brick weave driveway providing off road parking for several cars and could be extended if required. A lawned garden is enclosed by hedging, the path then leads to the front entrance and a side gate opens into a fully enclosed garden which is mainly laid to lawn with paved patio area which provides a great space for garden furniture and entertaining on the summer evenings.

Location

Earsham is a beautiful Village, of Anglo Saxon origin situated in the Waveney Valley. Earsham is located just over a mile from the Market Town of Bungay. The Village itself has its own public house, primary school, cafe and some beautiful walks and bus service to Beccles, Diss and Great Yarmouth.

Additional Information:

Local Authority : South Norfolk

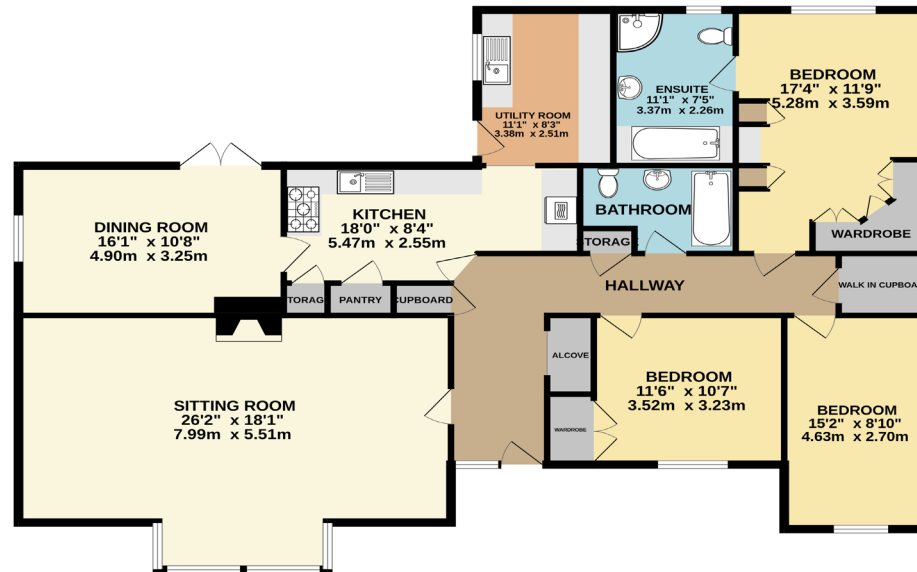
Council Tax Band: D

Services: Oil fired boiler for domestic central heating and hot water, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR35 2TL

GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 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 misstatement. 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

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