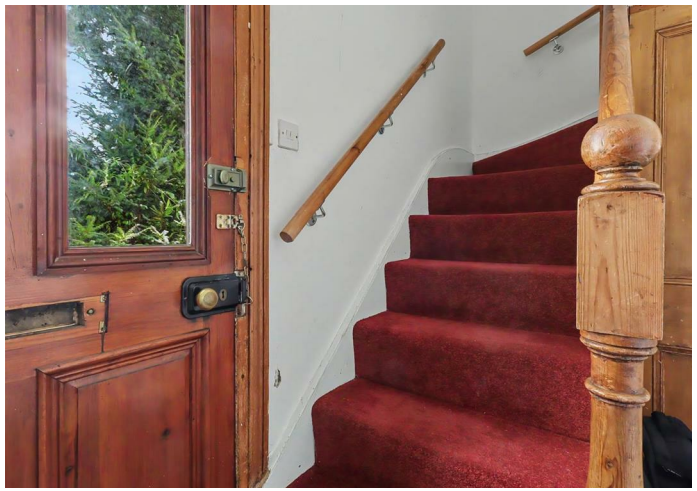






Maisonette (EPC Rating: E)

THE OLD STATION HOUSE
THE SIDINGS
EARSHAM
BUNGAY
NR35 2UB

Guide price

£180,000

FEATURES

- Two-bedroom character maisonette
- Impressive Sitting/dining room
- Primary bedroom is dual aspect
- Well-equipped fitted kitchen
- Generous off-road parking
- Set within the former Station House
- Separate study/snug
- Four-piece bathroom
- Private paved courtyard garden
- Peaceful village setting

2 1 2 E

Ben Allman
Estate & Letting Agents

2 Bedroom Maisonette located in Earsham, Bungay

Set within the former Station House in the sought-after village of Earsham, this charming two-bedroom maisonette combines period character with generous proportions and modern comfort. The property offers a 24ft sitting/dining room, study/snug, kitchen, two double bedrooms, dressing room, four-piece bathroom, courtyard garden and off-road parking.

A welcoming entrance hall leads to the first floor, where a bright lobby provides access to the accommodation. The versatile study/snug features an original wrought iron fireplace and views over the garden, creating an ideal space for relaxing or working from home.

The impressive 24ft sitting/dining room is a standout feature, offering a spacious and naturally light setting for everyday living and entertaining. Two windows flood the room with light, while access leads through to the kitchen. The kitchen is fitted with a range of wall and base units, contrasting work surfaces and space for appliances.

Both bedrooms are generous doubles. The principal bedroom enjoys a dual aspect, original feature fireplace and built-in storage, while the second bedroom benefits from pleasant views towards the village.

A useful dressing room leads directly into the well-appointed four-piece bathroom, comprising bath, separate shower, wash basin and WC. The property also benefits from double glazing and central heating.

Outside, a private paved courtyard garden is enclosed by established hedging, creating a peaceful space for relaxing and entertaining. A generous block-paved driveway provides valuable off-road parking.

Earsham is a picturesque South Norfolk village close to Bungay, offering shops, restaurants, schools and leisure facilities. Norwich is approximately 30 minutes away by car, while the beautiful Suffolk Heritage Coast, including Southwold and Walberswick, is also within easy reach.

An individual and characterful home offering spacious accommodation, versatile living space and a desirable village setting.

ENTRANCE HALL

Entering Flat 2, Old Station House, the welcoming entrance lobby immediately sets the tone for this characterful maisonette. Generously proportioned and practical, the space provides a pleasant introduction to the home, with the staircase rising naturally ahead to the first-floor accommodation. A useful cupboard beneath the stairs provides valuable storage, keeping everyday essentials neatly tucked away.

FIRST FLOOR LANDING

Ascending the staircase, a window introduces plenty of natural light as you arrive at the first-floor landing. From here, the accommodation flows naturally, with the principal bedroom positioned to the right, bedroom two to the left and the versatile study/snug directly ahead. The layout provides a lovely sense of separation between the bedrooms and the main living areas while retaining an easy and sociable flow throughout the home.

PRIMARY BEDROOM

11'11" x 15'6"

To the right of the landing is the impressive primary bedroom, a substantial double room enjoying a dual aspect which allows natural light to enter from two elevations. The generous proportions create an airy and relaxing environment, while an original feature fireplace provides an attractive focal point and a reminder of the property's heritage. Built-in storage offers useful practicality without compromising the generous floor space.

BEDROOM TWO

12'1 x 11'11

Positioned to the left of the landing, bedroom two is another well-proportioned double bedroom. A window provides pleasant views towards the village, while the room's generous proportions offer ample space for a double bed, freestanding furniture and additional storage. The room provides a comfortable and versatile second bedroom, equally suited to guests, family or home working.

STUDY/SNUG

11'11 x 10'8"

Continuing straight ahead from the landing, the charming study/snug provides a versatile additional reception space. Currently suited to use as a snug or home office, the room enjoys views across the garden and features an original wrought iron fireplace, creating a characterful focal point. A step down leads naturally through into the principal living accommodation.

SITTING/DINING ROOM

9'9" x 24'2"

The impressive 24ft sitting/dining room forms the heart of the maisonette and is undoubtedly one of its standout features. Exceptionally spacious, the room provides generous areas for both comfortable seating and dining, making it ideal for relaxed everyday living and entertaining. Two windows fill the room with natural light, while the generous proportions allow considerable flexibility in furniture arrangement. Doors provide access through to both the kitchen and dressing room, creating a practical yet sociable arrangement.

KITCHEN

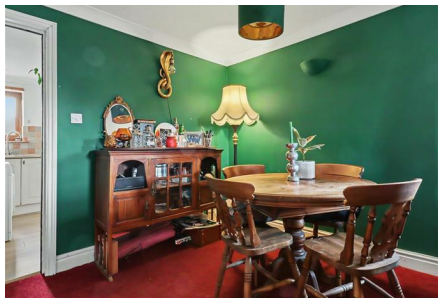
9'5" x 9'2"

Accessed directly from the sitting/dining room, the kitchen continues the home's characterful yet practical feel. A range of wall and base units provides useful storage, complemented by contrasting work surfaces and space for a selection of appliances. A sink positioned beneath a window creates a pleasant outlook while allowing natural light into the space. Its direct connection to the dining area makes the kitchen particularly convenient when entertaining or enjoying everyday meals.

DRESSING ROOM

Leading from the sitting/dining room, the dressing room provides a useful transitional space between the principal living accommodation and bathroom. Offering flexibility for clothes storage and dressing furniture, it adds a touch of practicality and individuality rarely found within a property of this type. The room leads directly through to the bathroom.













BATHROOM

Completing the accommodation is a well-appointed four-piece bathroom, accessed via the dressing room. The suite comprises a full-sized bath, separate shower, wash basin and WC, providing both practicality and flexibility for everyday use. The generous layout allows the room to feel comfortable and well balanced, while the separate shower and bath offer the convenience of both options.

OUTSIDE

The property enjoys a delightful private paved courtyard garden to the rear, enclosed by established hedging to create a peaceful and secluded outdoor setting. The low-maintenance space is ideal for outdoor dining, entertaining or simply enjoying a quiet moment in the sunshine. To the front, a generous block-paved driveway provides valuable off-road parking, while established planting and perennial flowers create an attractive approach to the home.

AGENTS NOTE

Leasehold 964 years left
Ground Rent £50 per annum
Maintenance shared between both properties

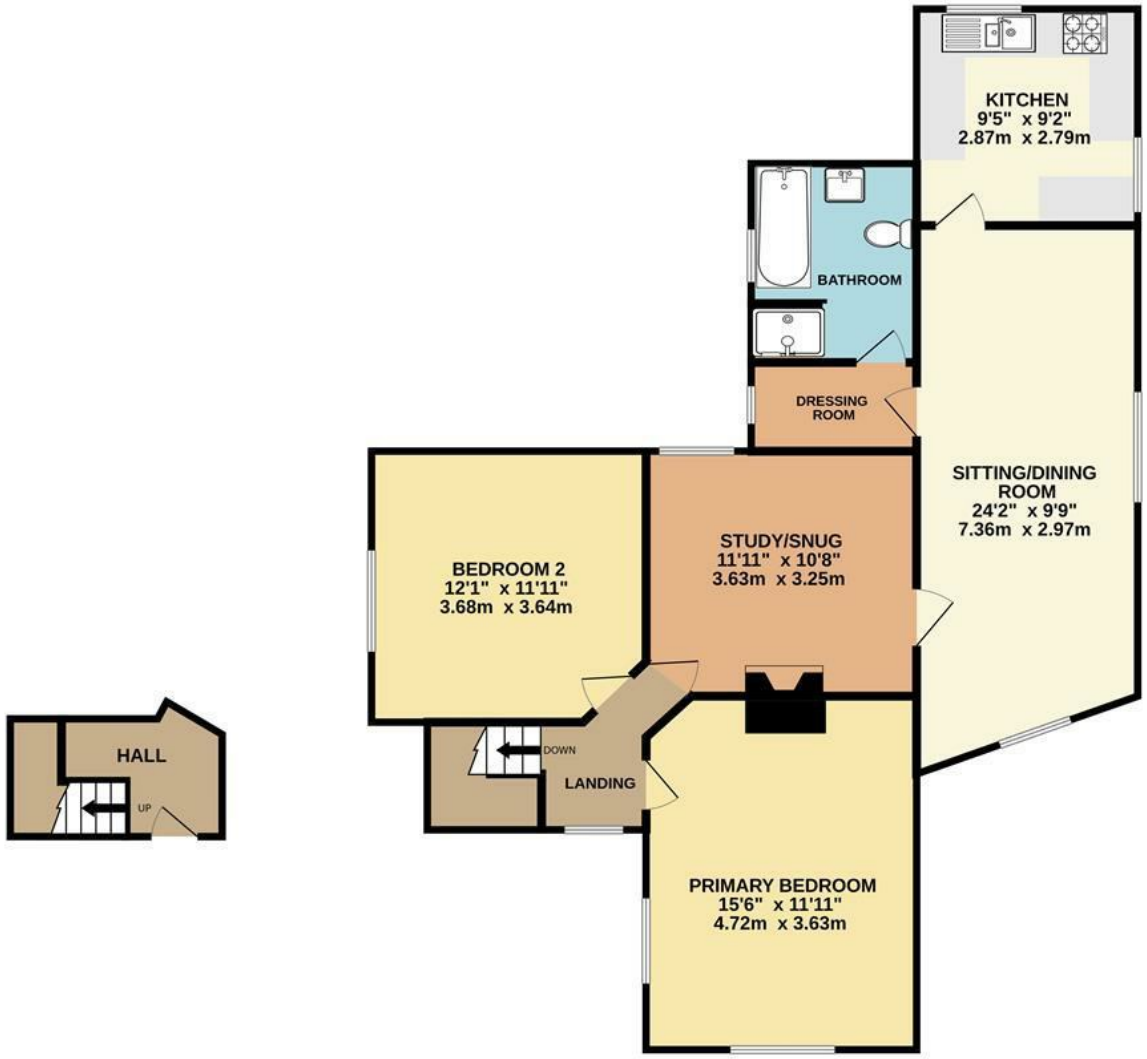






GROUND FLOOR

1ST FLOOR



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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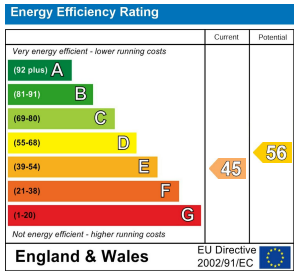
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