

Station Road,
Earsham, Norfolk

MUSKER McINTYRE
ESTATE AGENTS


MUSKER
McINTYRE
ESTATE AGENTS

A superbly situated and immaculately presented, Regency, Family Home boasting an attached Annexe, set in the heart of the popular Norfolk/Suffolk border village of Earsham. The property approaches 2500 sq.ft of excellently appointed accommodation offering four reception rooms and four double bedrooms with three bath/shower rooms. Together with the recently extended kitchen/dining room, space for family life and entertaining is uncompromised. The Annexe offers a superb self contained unit attached to the home but with full permission to be used independently. Outside, a generous walled garden and parking area are at the rear along with the double garage. Viewing is essential to fully appreciate the space and opportunity on offer.

Main accomodation comprises:
- Entrance Hall • Reception Hall • Cloakroom
- Sitting Room • Dining Room • Study/Snug
- Kitchen/Dining Room • Home Office
- Master Bedroom & En-Suite Shower Room
- Two Further Double Bedrooms with built-in wardrobes
- Family Bathroom with shower and bath

Annexe:
- Sitting/Dining Room • Kitchen • Double Bedroom
- En-Suite Shower Room



Gardens & Grounds

From Station Road we push open the metal gate in the low wall and railing boundary and enter the front courtyard of this attractive home. The frontage is laid to shingle with a plum tree and Holly Bushes, whilst a path leads us to the front door. Access to the separate entrance of the annexe is on Marsh Lane, as is the vehicular access to the generous parking area and double garage. The double garage has internal access from the property, whilst a timber gate from the parking area leads through a tall fence into the rear garden. The garden wraps around the rear of the property providing several seating areas, with two natural slate terraces that lead from both the sitting room and kitchen/dining room. A large raised timber deck is found below the pergola set over brick pillars providing a superb spot for entertaining and a summer house 'The Gin Palace' offers a covered spot for those cooler evenings. Raised beds frame the boundary which are filled with colour that contrasts against the red brick boundary walls.





The Property

Stepping through the front door of this charming home you enter the generous entrance hall. Black and white geometric tiled flooring reflects the light that flows in through the top windows of the front door. To the right a door opens to the dining room, and to your left we step into the generous snug/ study. Both rooms are filled with natural light from the newly fitted sash windows that look onto the village green. In the dining room we find a useful cupboard and shelving, with a boarded timber floor adding to the charm of this superb entertaining space. Back in the entrance hall we go through to the spacious inner reception hall. At over 18ft long this room provides a fantastic central hub to the home when entertaining, and links to all of the main accommodation. Stairs lead off the hallway to the first floor landing whilst doors open to the impressive kitchen/dining room and sitting room as well as the cloakroom and home office which in turn provides a link to the annexe and the double garage. The sitting room is set to the rear of the house and enjoys a view of the rear garden, glazed doors open from here to a natural slate terrace, and fill this generous family space with natural light that complements the timber flooring. Heading into the recently extended kitchen/dining room we find an utterly breathtaking space carefully planned and superbly executed with entertaining and family life the focus. A vast range of modern, fitted, semi-matt finish units line the walls which incorporate our fridge/freezer, double oven, hob, microwave and extractor. Whilst uncompromised storage and working space above make this a cooks delight, the space extends to offer room for a large dining table and soft furnishings whilst the bi-folding doors open the full width of the wall to the garden. A secondary single door leads to the same. At the head of the stairs to the first floor we find a generous landing leading to three double bedrooms and the family bathroom. To the front of the house are the master bedroom and a further double enjoying the views over the village green. Both rooms offer superb space and walk-in wardrobes whilst the master enjoys an en-suite shower room. At the rear is a further double bedroom, the airing cupboard and the main family bathroom. The bathroom echoes the modern take on this charming home found throughout. Finished with vibrant decor with a classic suite comprising a claw foot bath, wash basin, w/c and separate quadrant shower cubicle set against chequered flooring and the most attractive wall tiles.

Location

This property is situated on a minor road looking over the village green in the popular village of Earsham. Earsham is a peaceful rural village with well regarded Primary School, country pub and bus route situated just outside the market town of Bungay. Bungay offers a wider 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 unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick is a short distance away.









The Annexe

Access can be gained from the main house whilst a separate front entrance door leads from the side of the property allowing the property to serve as an independent dwelling if needed. Here a small entrance area, with stairs rising to the first floor, opens to the kitchen which is fitted with a range of hand painted wall and base units set against a contrasting black and white chequered floor. A stainless steel sink and hob are fitted within the worktop with the oven fitted below. There are spaces for a washing machine, dishwasher and fridge freezer. A door opens to the sitting/dining room which enjoys a view to the front through a large sash window which fills the room with natural light. Climbing the stairs we arrive in the large double bedroom, again enjoying the view to the front. The bedroom is served by an en-suite shower room finished to an excellent standard. Outside a compact area of garden offers space for a bistro table and chairs if desired.















Fixtures & Fittings
All fixtures and fittings including curtains 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.

EPC Rating: D

Local Authority
South Norfolk Council
Tax Bands:
Main House C
The Annexe A
Postcode: NR35 2TS

What3Words: ///warrior.universes.bathtubs

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.

Tenure
Vacant possession of the freehold will be given on completion.



Floor 0



MUSKER McINTYRE ESTATE AGENTS

Approximate total area(1)
227.1 m²
2444 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205

www.muskermcintyre.co.uk

A member of OnTheMarket.com

naea | propertymark PROTECTED

Platinum Trusted Service Award 2023 feefo

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.

BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk