



Elms Close, Earsham - NR35 2TD



## Elms Close

Earsham, Bungay

NO CHAIN! Welcome to this STUNNING TWO BEDROOM SEMI-DETACHED BUNGALOW, offered to the market with NO CHAIN and boasting a COMPLETE, HIGH-QUALITY RENOVATION throughout. Step through the inviting entrance porch that leads to the inner hallway with access to a BRIGHT, OPEN PLAN SITTING, DINING, AND KITCHEN SPACE, thoughtfully designed for modern living and entertaining (with contemporary fixtures, integrated appliances, and ample storage). The living area which is FLOODED WITH LIGHT extends to almost 20' with plenty of space for furnishings. To the rear of the bungalow is an EXTENDED CONSERVATORY providing further reception space, which provides a tranquil setting overlooking the garden and offers a wonderful spot to relax in all seasons. Both bedrooms are GENEROUS DOUBLE ROOMS, each enjoying plenty of natural light and versatile space for wardrobes or dressers. The well presented and re-fitted SHOWER ROOM is freshly appointed, featuring stylish tiling, w/c, hand wash basin and a shower for practicality. This bungalow also benefits from oil fired CENTRAL HEATING and DOUBLE GLAZING throughout, ensuring comfort and efficiency.



To the front, there is DRIVEWAY PARKING for multiple vehicles as well as a DETACHED GARAGE (perfect for additional storage or workshop use), making this home ideal for downsizers, professionals, or those seeking single-level living in a peaceful setting. The rear garden is very private with a SUNNY ASPECT and has been FULLY LANDSCAPED. The bungalow would ideally a purchaser looking to enjoy the quiet life that the village of Earsham affords within close proximity to the town of Bungay.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi Detached Bungalow
- Brand Newly & Fully Renovated
- Open Plan Sitting/Dining & Kitchen Space
- Extended Conservatory Overlooking The Garden
- Two Double Bedrooms & Shower Room
- Private & Fully Landscaped Rear Gardens
- Driveway Parking and Garage

The property is situated within the village of Earsham, next to the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants.



The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### SETTING THE SCENE

Accessed via the cul-de-sac you will find a generous shingled driveway to the front and side with ample space for multiple vehicles. To the front there is also a small area of lawn and a low level brick wall. The driveway leads to the single garage to the rear with up and over door, power and lighting. From the side driveway there is gated access to the rear garden also with the main entrance door found to the side.

#### THE GRAND TOUR

Entering the bungalow via the main entrance door at the side, you are greeted by the porch entrance with space for coats and shoes, this in turn opens into the inner hallway with access to all further rooms. Newly laid flooring and carpets can be found underfoot. The first door to the right is the kitchen which offers a range of wall and base level with rolled edge worktops over. There is an integrated electric oven and hob with extractor fan as well as space for all other white goods. The oil fired boiler can be found in the kitchen. The kitchen has been knocked through to the reception space creating a semi-open plan feel and increasing the useable floorspace. The 19' reception room round the corner can be accessed via the hallway or from the kitchen and is flooded with natural light. There is fresh décor and newly laid carpets with plenty of space for soft furnishings. Off the hallway there is the shower room with a newly fitted suite including a w/c, hand wash basin and shower with the addition of a large towel rail and back lit mirror. There are then two bedrooms to the rear of the bungalow both of which are doubles. The larger of the two rooms provides double sliding doors leading into the conservatory which provides extra

reception space and a pleasant aspect onto the rear garden. There are double patio doors leading out to the garden also.

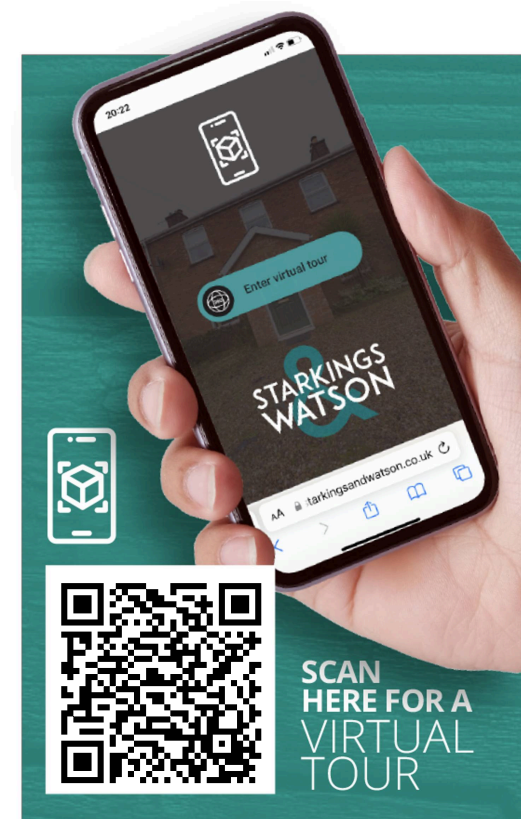
#### FIND US

Postcode : NR35 2TD

What3Words : ///plugs.discouraged.butter

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

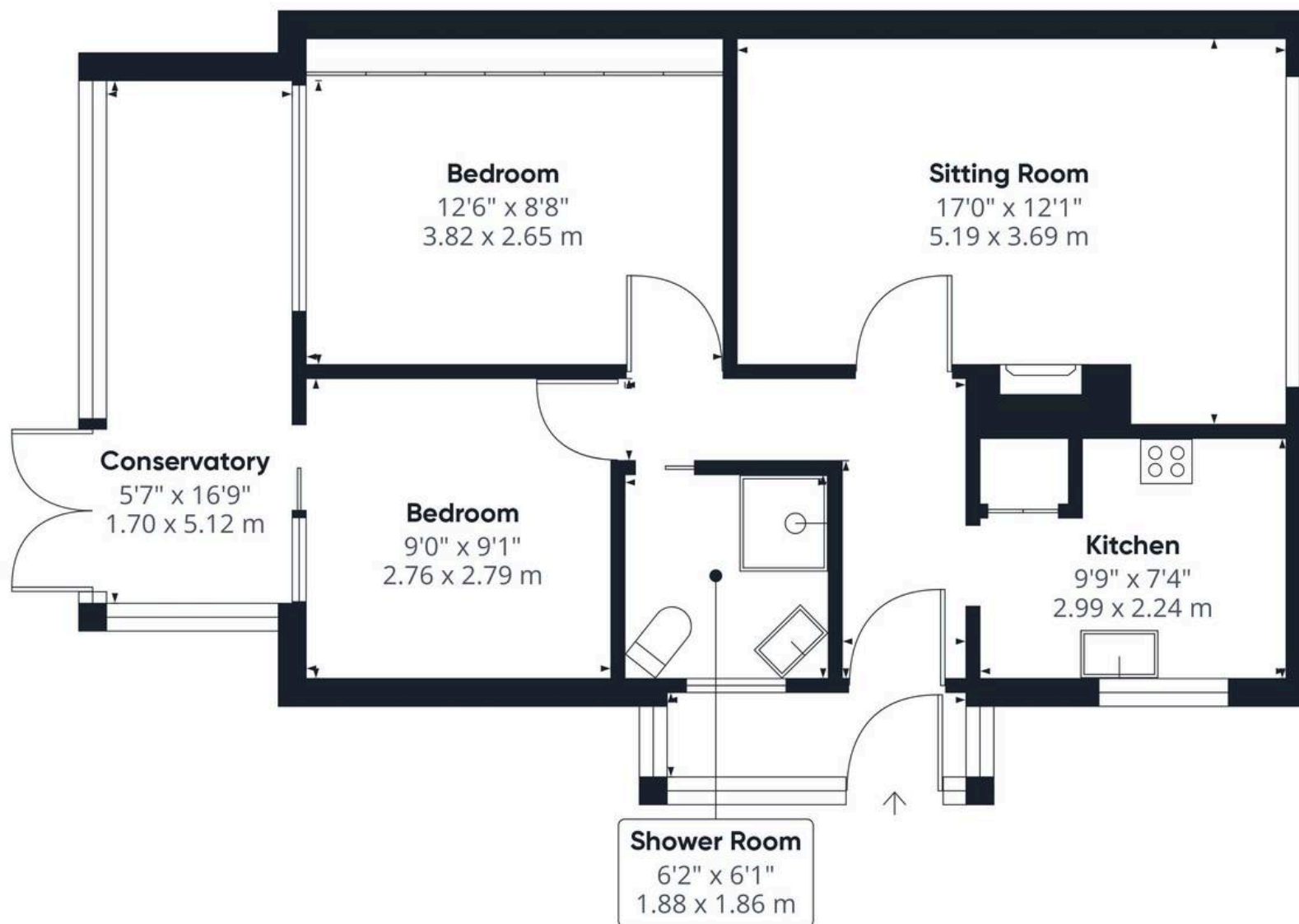




## THE GREAT OUTDOORS

The private rear garden is fully enclosed with newly installed fencing and has been recently fully landscaped. The garden offers an excellent space to be enjoyed and benefits greatly from the sunny aspect. The garden features a large paved patio with space for table and chairs as well as lawns beyond. There is a useful timber built storage shed and gated access to the side driveway as well as a personnel door to the garage from the garden also.





Approximate total area<sup>10</sup>

705.47 ft<sup>2</sup>

65.54 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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