



Valley Close, Earsham - NR35 2TN

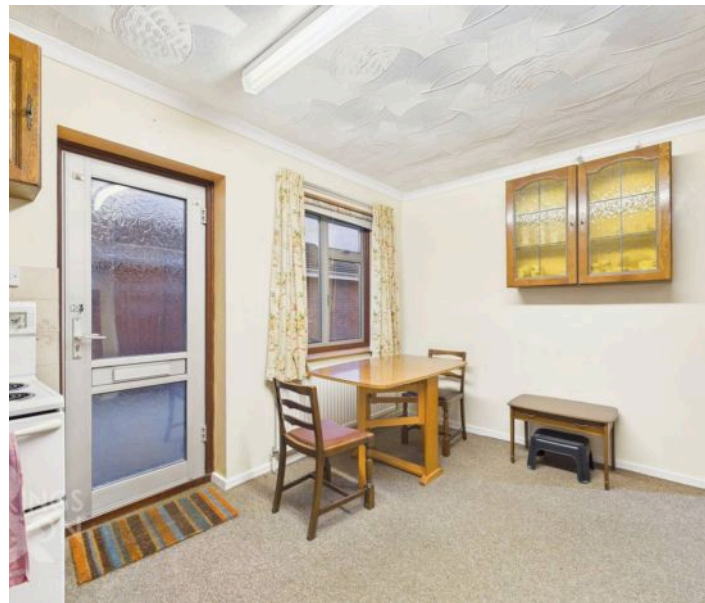




## Valley Close

Earsham, Bungay

NO CHAIN. This DETACHED BUNGALOW occupies a peaceful cul-de-sac position and presents an EXCELLENT OPPORTUNITY for those looking to MODERNISE OR EXTEND (subject to planning). The accommodation extends to approximately 801 Sq. ft (stms), providing a VERSATILE LAYOUT that is ideal for comfortable living. A welcoming entrance PORCH and HALL leads to the spacious 15' SITTING ROOM, which enjoys plenty of natural light, FEATURE FIREPLACE and a pleasant outlook. The 14' KITCHEN offers ample space for dining and could easily be reconfigured to suit modern tastes. BOTH BEDROOMS are generous doubles, providing FLEXIBILITY for guests, family, or a home office. The property also benefits from a FAMILY BATHROOM, W.C and useful storage spaces throughout. Ample off-road parking is available via a PRIVATE DRIVEWAY, which leads to the adjoining GARAGE - with power and lighting. The GREAT OUTDOORS can be fully appreciated in the private, NON-OVERLOOKED REAR GARDEN, which is laid mainly to lawn and features a wide variety of mature trees, planting, and established shrubbery.





Several storage sheds are located to the rear of the garage, providing practical solutions for garden tools and equipment. The GARDEN IS THOUGHTFULLY DIVIDED INTO TWO SECTIONS, including an original working garden and a productive vegetable plot, perfect for those who enjoy gardening or wish to embrace a more self-sufficient lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in Cul-De-Sac Setting
- Approx. 801 Sq. ft (stms) of Accommodation
- Potential to Extend & Modernise (stp)
- 15' Sitting Room & 14' Kitchen
- Two Double Bedrooms
- Ample Parking & Adjoining Garage
- Private Non-Overlooked Gardens

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

Set back from the road and screened behind high level hedging, a brick-weave driveway offers tandem off road parking along with a further shingled front driveway including a range of mature planting with gated access to the garden and access to the adjoining garage.

#### THE GRAND TOUR

The porch entrance features tiled flooring underfoot for ease of maintenance, with a further door taking you to the main inner hallway with fitted carpet and doors leading off to the main living space and bedroom accommodation. The sitting room sits to the front of the property with a feature fireplace creating a focal point to the room, with fitted carpet and aluminium double glazed window to front. The kitchen sits to the rear and includes an L-shaped arrangement of wall and base level units, with space for an electric cooker, tiled splash-backs, and general white goods - with a floor standing oil fired central heating boiler. Space is provided for a dining table and door leads out to the driveway. The main bedroom sits to the rear overlooking the garden with fitted carpet underfoot and ample space for wardrobes, whilst the second bedroom faces to the front and is ready for carpeting. A separate W.C and family bathroom can be found with potential to create one larger room, with the bathroom offering a two piece suite with tiled splash-backs.

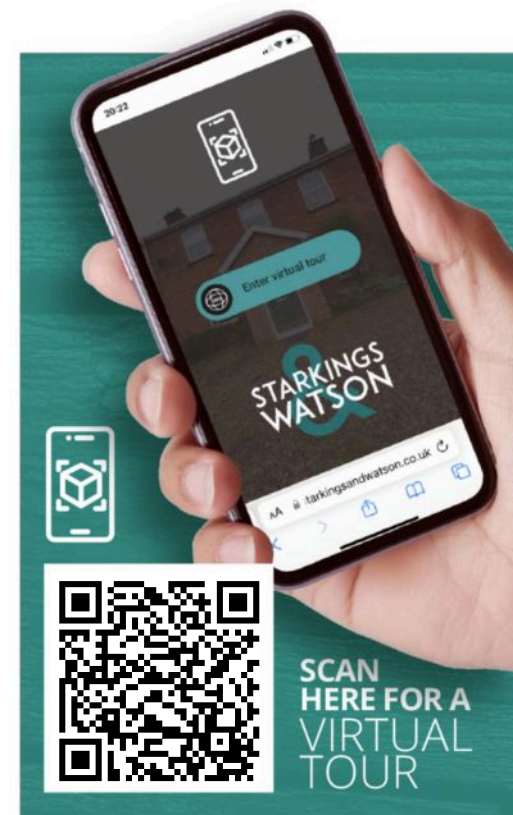
#### FIND US

Postcode : NR35 2TN

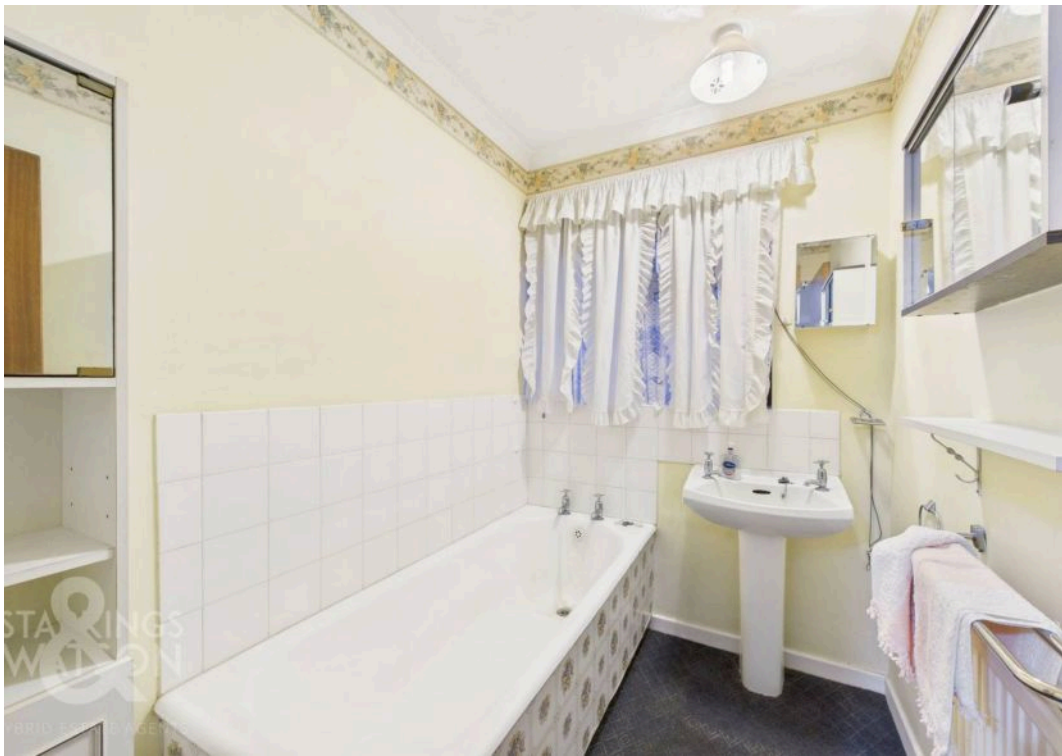
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#### VIRTUAL TOUR

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







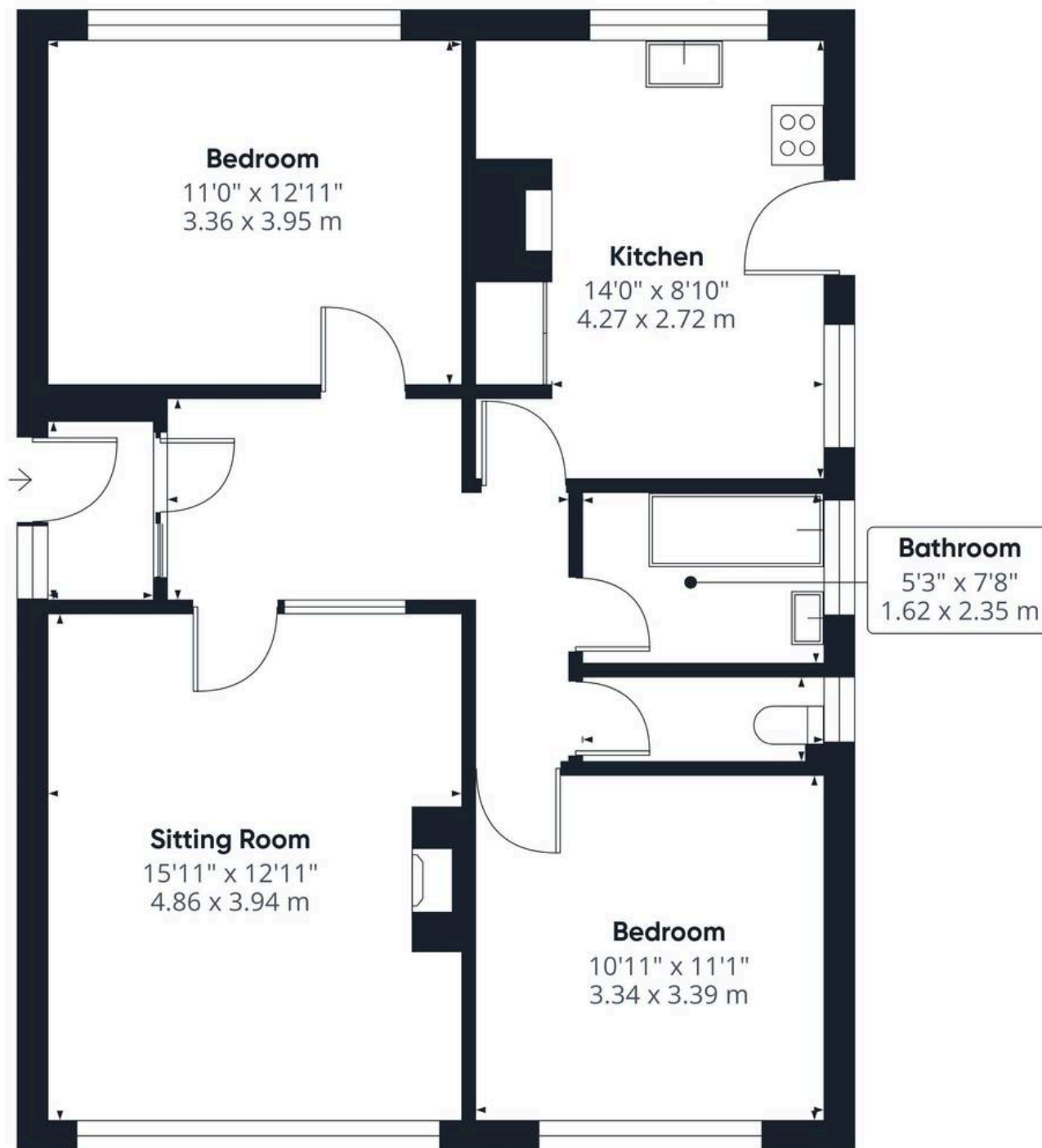




## THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn and includes a wide variety of mature trees, planting and shrubbery - with various storage sheds to the rear of the garage. The garden is subdivided into two sections where an original working garden and vegetable plot can be found, with huge potential to open up the garden space or extend the property if required. The garage offers an up and over door to front, rear access door, power and lighting.





**Approximate total area<sup>(1)</sup>**

801 ft<sup>2</sup>

74.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**







## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.