



Princess Way, Earsham - NR35 2SY

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Princess Way

Earsham, Bungay

This impressive EXTENDED FAMILY HOME offers spacious and flexible accommodation, measuring approximately 1320 SQFT (stms) and is thoughtfully arranged over two floors. With a lot more space than first meets the eye, the property boasts FIVE GENEROUS BEDROOMS, giving ample space for growing families or those seeking additional home office or guest accommodation. The ground floor features a bright and welcoming sitting room opening onto the garden, perfect for relaxing or entertaining, while the re-fitted KITCHEN/DINING ROOM offers a stylish and practical space for family meals and gatherings. On the ground floor there is a W/C, storage space and off the sitting room is the master bedroom. The main bedroom benefits from a walk in wardrobe, EN-SUITE SHOWER ROOM and access onto the garden. On the first floor you will find another four bedrooms (depending on preference) with one bedroom leading through to another - perfect for a self contained teenagers space! There is also a family bathroom on the first floor.

Throughout the home, you will find plenty of fitted storage, ensuring a clutter-free living environment. The house also benefits from central heating provided by a wood pellet boiler. The property sits on a GENEROUS CORNER PLOT, providing a substantial rear garden that is ideal for families and keen gardeners alike. The location enjoys a peaceful village atmosphere, with scenic countryside walks and community facilities nearby, while the proximity to Bungay ensures that shops, schools, and services are within easy reach. This property truly offers the best of both indoor and outdoor living, making it a wonderful choice for your next family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Extended Attached Family Home
- Impressive Accommodation Over 1320 SQFT Internally (stms)
- Sitting Room & Re-fitted Kitchen/Dining Room
- Five Generous Bedrooms Over Two Floors
- Family Bathroom, En-Suite and Cloakroom W/C.
- Plenty of Fitted Storage Throughout
- Generous Corner Plot Rear Gardens
- Popular Village Location Close To Bungay



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

The house can be found tucked up the corner of Princess Way with parking found on road. A pathway leads to the front of the house with a low level brick wall and hard standing leading to the main entrance door. The entrance is via a useful porch with space for coats and shoes. To the front there is space for the bins and timber storage also as well as a pathway to the side which leads into the rear garden.

THE GRAND TOUR

Entering the house via the porch entrance there is space for coats and shoes, this in turn leads through to the hallway with various storage cupboards as well as the cupboard containing the boiler. The w/c is found to the left with the stairs straight ahead. The first room to the right is the kitchen/dining room which has been re-fitted in recent years providing a high spec. finish with a range of modern wall and base level units and rolled edge worktops over. There are integrated appliances to include two electric ovens side by side and a five ring ceramic hob over. There is then space for all further white goods freestanding as well as space for the dining table also. Heading down the hallway there is the main sitting room with a wood floor and sliding doors out to the rear garden. A door leads through to the master bedroom beyond adjacent which is very generous room again with sliding doors to access the garden.

There is a built in walk in wardrobe as well as en-suite shower room with w/c and hand bash basin. Also on the ground floor there is a rear porch with access to the garden and a store room.

Heading up to the first floor landing there is again a range of storage. The family bathroom to the front provides a bath, w/c and hand wash basin. A total of four bedrooms can be found on the first floor with one bedroom leading into another which could be used as an ideal self contained teenagers space. The largest bedroom on the first floor is particularly generous measuring 13'x13'.

FIND US

Postcode : NR35 2SY

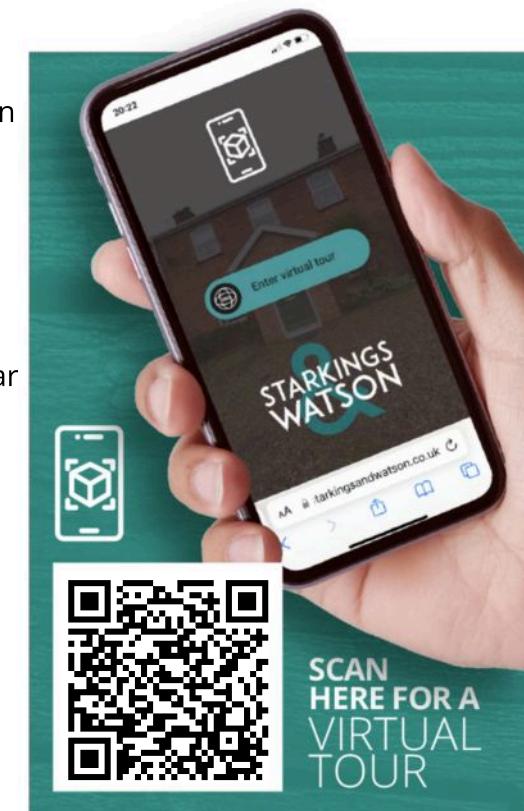
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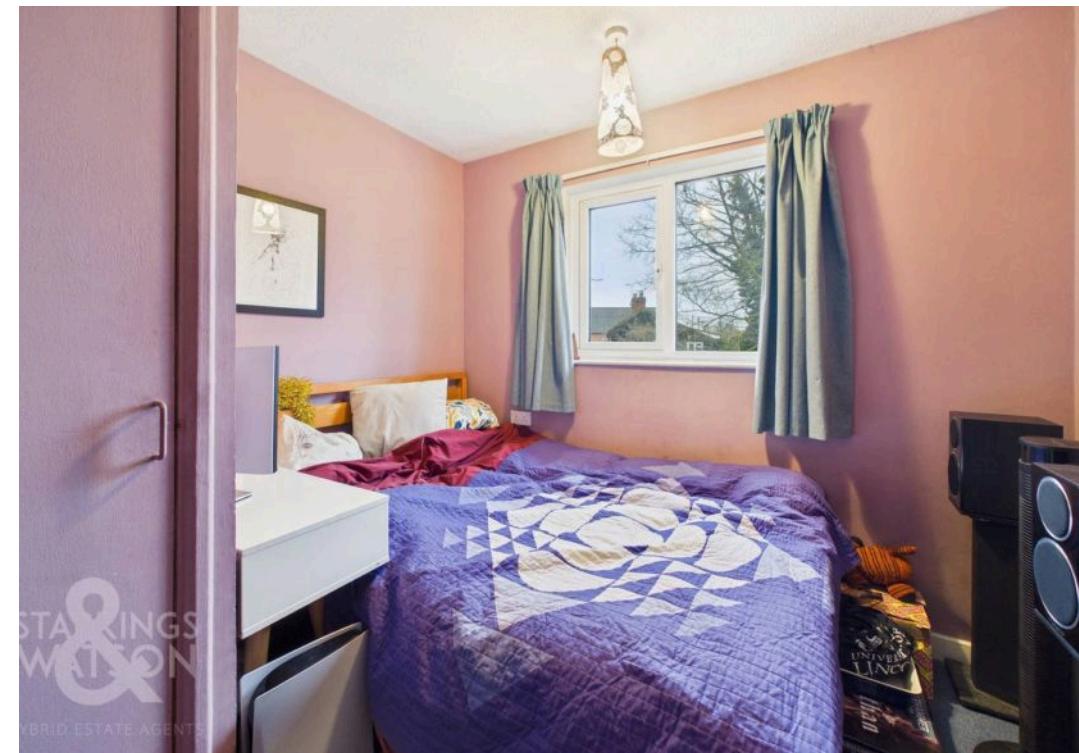
VIRTUAL TOUR

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

AGENTS NOTES

We understand the house is 'system built' in its original form with standard brick extensions. Buyers should make their own enquiries as to how this might affect a mortgage. Heating is provided by a wood pellet boiler. There are solar panels to the rear elevation which provide hot water solar



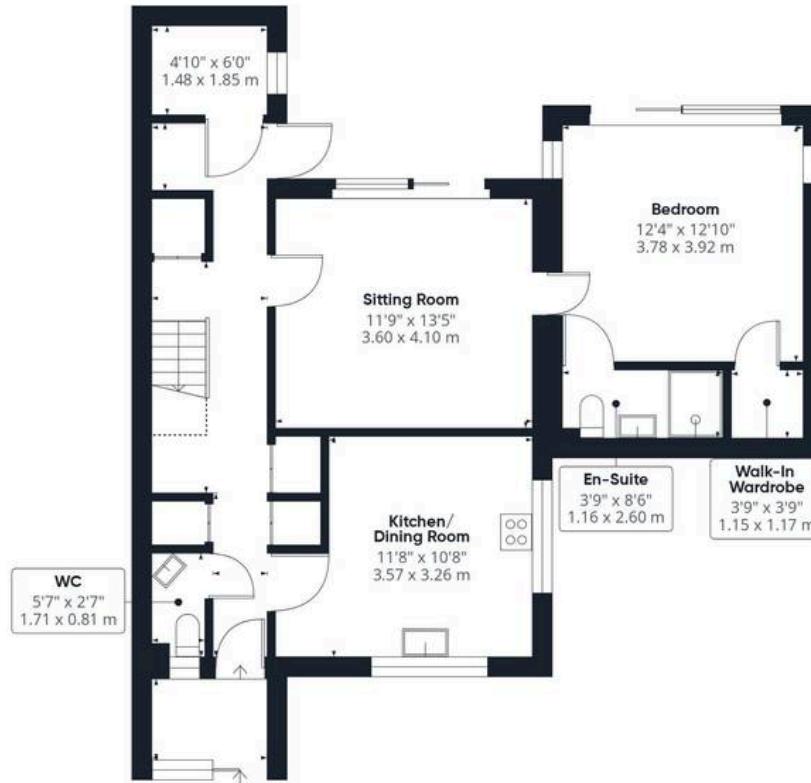




THE GREAT OUTDOORS

The impressive corner plot rear garden provides plenty of space for all the family to enjoy. The gardens are mainly laid to lawn with an array of shrubs and bushes. A shingled patio is found at the rear of the house and there is also hard standing to the rear of the garden with the addition of a timber shed. The garden is enclosed with timber fencing with an access also to the side which leads to the frontage.





Approximate total area⁽¹⁾

1323 ft²
122.9 m²

Reduced headroom

16 ft²
1.5 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



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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 and 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.