



School Road, Earsham, Bungay NR35 2TF

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HYBRID ESTATE AGENTS



School Road

Earsham, Bungay

NO ONWARD CHAIN! With OVER 3000 SQFT of ACCOMMODATION IN TOTAL and a HIGHLY VERSATILE layout, this impressive, FORMER SCHOOL CONVERSION, dating back to the 18th Century has been COMPLETELY and EXTENSIVELY renovated in the early 2000's with more recent additions. The property offers CHARACTER features throughout, whilst having been REMODELLED and DESIGNED to a HIGH SPECIFICATION FAMILY HOME. The heart of the home is the impressive OPEN PLAN LIVING SPACE extending to over 50' (stms), with HIGH CEILINGS and ORIGINAL WINDOW FRAMES and a FEATURE WOODBURNER. This space seamlessly connects to the KITCHEN/DINING AREA, providing a high spec kitchen, with a sizeable dining area to match. Downstairs offers a UTILITY ROOM, BOILER ROOM, FAMILY BATHROOM as well as TWO DOUBLE BEDROOMS, with one of the bedrooms having an additional area that could be an EN-SUITE, or WALK IN WARDROBE. Upstairs on the first floor, there are two further DOUBLE BEDROOMS, and ONE EN-SUITE.



The ground floor also benefits from an UNDERFLOOR GAS FIRED CENTRAL HEATING SYSTEM with radiators to the first floor. Externally, there is a LARGE OUTBUILDING, with SCOPE FOR CONVERSION currently suitable for a studio or games room. The grounds are extensive and mostly laid to lawn extending to approximately 0.22 ACRES (STMS). You will also find generous driveway parking to the front for multiple vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stunning Former School Conversion
- Occupying a 0.22 Acre Plot (stms)
- 3000 SQFT of Accommodation In Total (stms)
- Impressive 50' Open Plan Living Space Into Newly Fitted Kitchen
- High Spec Renovation
- Original Character Features Retained Throughout
- Four Large Bedrooms & Two Impressive Bathrooms
- Large Outbuilding Suitable For Games Room/Studio Space



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

Approached using the gated shingled driveway there is plenty of parking off road for multiple vehicles.. The driveway leads to the gardens behind secure gates and a brick wall. The main entrance door is found to the front into the entrance hallway.

THE GRAND TOUR

Entering the home via the main entrance door to the front there is a very welcoming hallway with attractive tiled flooring. To the right is an impressive main bathroom with roll top bath, hand wash basin, w/c and vast walk in rainfall shower. Off the hallway there is access to one of the ground floor bedrooms with wood flooring. To the end of the hallway is a door into the reception space extending to approximately 50' (stms). This highly impressive space has high ceilings creating drama alongside wood flooring and a feature woodburner. This flows through to the dining space with stairs to the first floor landing with the kitchen beyond that. The stunning recently re-fitted modern kitchen provides plenty of storage with both wooden and rolled edge worktops over. There is a breakfast bar and island as well as integrated appliances to include 2x fridge freezers, dishwasher, wine fridge, microwave, 2x ovens, gas hob and extractor fan. Beyond the kitchen there is a further seating area with double doors onto the garden. Off the dining room there is a another double bedroom with a door into the adjacent dressing room area or sturdy space (potential for en-suite). Off the kitchen is a door into the boot room, w/c and utility space.

The boot room provides access to the garden with a w/c off. The utility is particularly generous with plenty of storage space and room for white goods as well as a second sink and an opening into the plant room beyond with the gas fired boiler, water tank and manifold for the underfloor.

Heading up to the first floor landing there is access to the two further double bedrooms. The main bedroom offers a particularly bright dual aspect with an en-suite bathroom off with freestanding bath and shower over as well as w/c and hand wash basin.

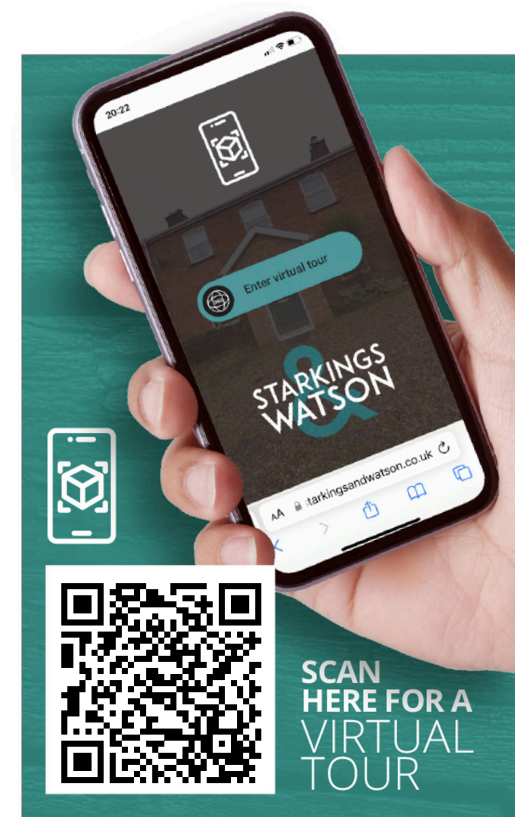
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VIRTUAL TOUR

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



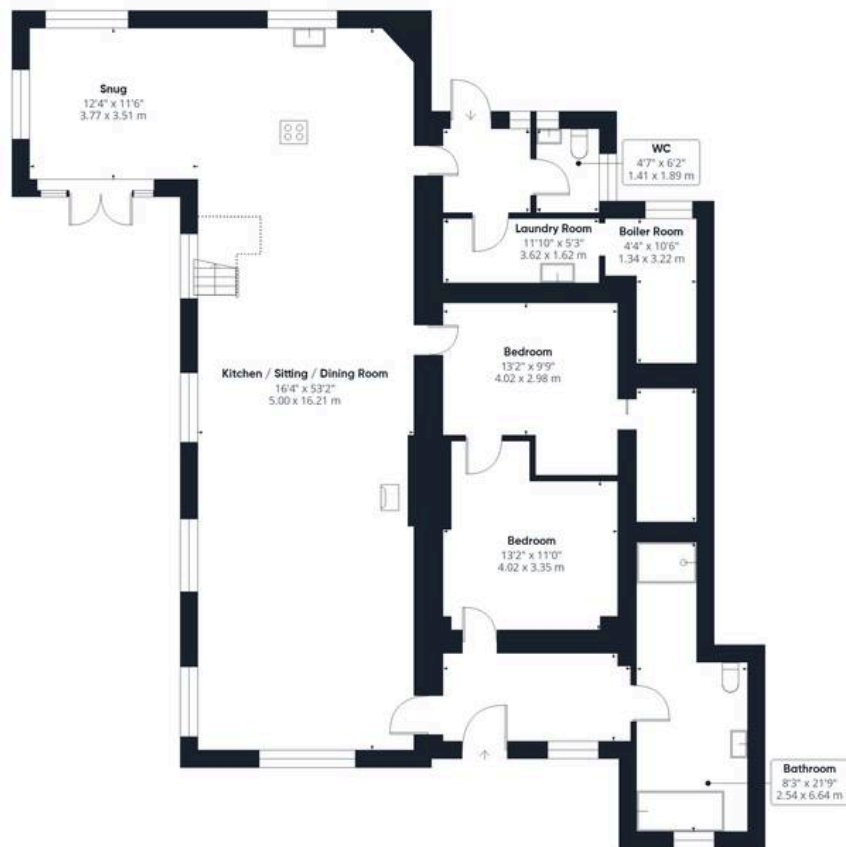




THE GREAT OUTDOORS

Leaving from the snug area double doors you find a spacious patio area which provides an ideal space for a seating area. The garden is then mainly laid to lawn with various flowers, plants and shrubs. The garden is fully enclosed with brick walls and timber fencing with the plot extending to 0.22 of an acre (stms). The plot is completely private and an absolute sun trap. There is an area of hard standing to the rear of the property off the boot room and beyond the large outbuilding is a further storage shed. The impressive outbuilding provides a sizeable space for a great outside studio or home office. There is also potential to convert into living accommodation if required (stms). This building was formerly the toilet block for the old school and therefore has the necessary plumbing in place.

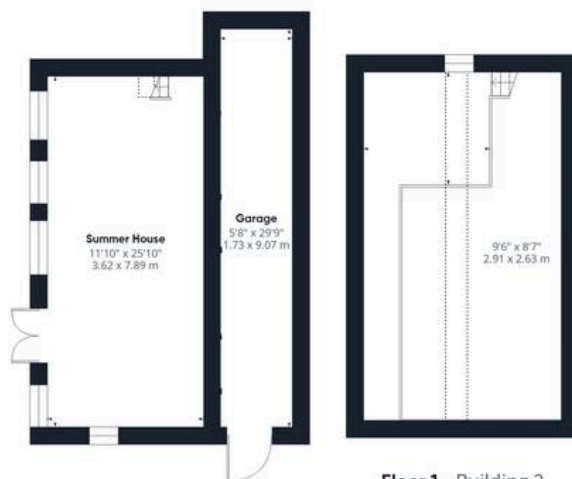




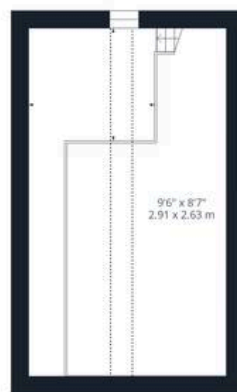
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3007 ft²
279.3 m²

Reduced headroom

261 ft²
24.2 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.

GIRAFFE360



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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 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.