



19 QUEENSWAY,
EARSHAM, BUNGAY, NR35 2TG



Situated in the highly desirable village of Earsham, conveniently positioned between the popular market towns of Bungay and Beccles, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

The property is entered via a welcoming entrance hall, featuring stairs to the first floor, useful storage cupboards, and doors leading to all principal ground floor rooms. To the front aspect, a well-proportioned office provides an ideal space for home working. The ground floor also benefits from a convenient WC and a practical utility room offering additional storage. From the hallway, an opening leads through to a cosy sitting room, complete with a front-facing window and an attractive fireplace with wood-burning stove, creating a warm and inviting focal point. This space flows seamlessly into the impressive 22'2" (stms) kitchen/breakfast room, fitted with a modern range of units and a central island. With a window overlooking the rear garden and French doors opening out onto the patio, this room is perfectly designed for both everyday living and entertaining. Upstairs, the first-floor landing provides access to four well-sized bedrooms and a family bathroom. The principal bedroom benefits from its own en suite shower room, offering added comfort and privacy.

Outside the property is approached via a driveway providing off-road parking for several vehicles. The front garden is mainly laid to lawn, with gated side access leading to the rear. The generous rear garden is a standout feature, offering a paved patio area ideal for outdoor dining, alongside a lawned garden with a variety of mature trees. Additional benefits include a storage shed and a covered outdoor entertaining area, perfect for enjoying the garden throughout the seasons.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk. Council Tax Band – B



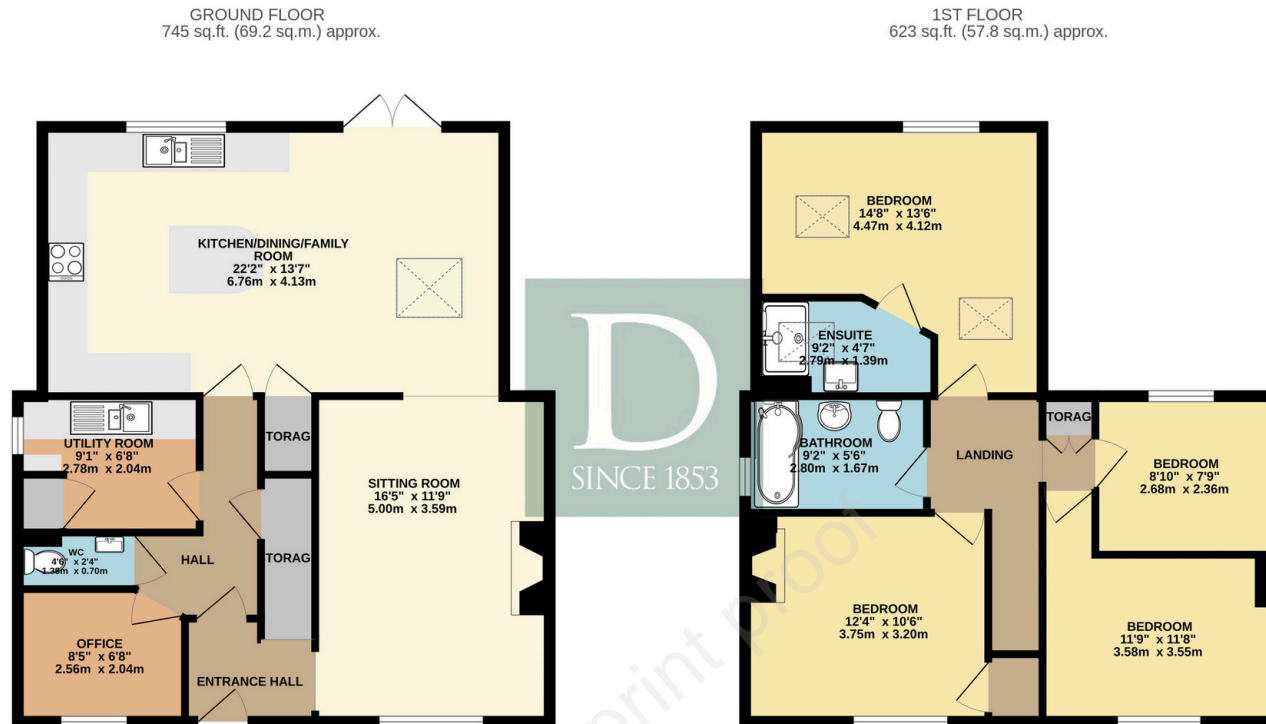


WELL
PRESENTED!





FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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