



The Street, Earsham - NR35 2TY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Rozelle The Street

Earsham, Bungay

NO CHAIN. This INDIVIDUALLY BUILT AND OWNED, DETACHED CHALET STYLE HOME presents a rare opportunity, having been cherished by the same owner for close to 50 years. Occupying an approximately 0.14 ACRE PLOT (stms), the property offers a generous 1265 SQ. FT (stms) of flexible living accommodation arranged over two floors. The impressive 23' DUAL ASPECT SITTING ROOM is flooded with natural light, providing a spacious area for relaxation and entertaining, while a FORMAL SEPARATE DINING ROOM or bedroom creates the perfect setting for family gatherings or dinner parties. The FULLY FITTED KITCHEN includes a dedicated BREAKFAST SPACE, complemented by a practical BOILER ROOM and separate UTILITY, ensuring all your day-to-day needs are met with ease. With the potential for UP TO THREE BEDROOMS, this home adapts effortlessly to family living, guest accommodation, or a dedicated WORK-FROM-HOME SPACE. Convenience is further enhanced by a SEPARATE GROUND FLOOR BATHROOM and a FIRST FLOOR SHOWER ROOM, offering flexibility for multi-generational households or visiting guests. Step outside to discover an ENCLOSED REAR GARDEN, bordered by timber panel fencing and brick walling for privacy and security. The garden is mainly laid to lawn, offering a safe play area for children or pets,



while a BRICK WEAVE PATIO SEATING AREA provides an inviting space for al fresco dining or summer barbeques. A TIMBER BUILT SUMMER HOUSE and SHED enhance the outdoor lifestyle, delivering versatile options for hobbies, relaxation, or additional storage. The GARAGE itself is accessed via an up and over door to the front, with additional storage above, a side access door, power, and lighting - perfect for secure parking, a workshop, or extra storage.

Council Tax band: E

Tenure: Freehold

- No Chain!
- Individually Built & Owned for Close to 50 Years
- Approx. 0.14 Acre Plot (stms)
- Detached Chalet Style Home with Some 1265 Sq. ft (stms) of Accommodation
- 23' Dual Aspect Sitting Room & Formal Separate Dining Room
- Fully Fitted Kitchen with Breakfast Space, Boiler Room & Utility
- Potential for Up to Three Bedrooms Over Two Floors
- Separate Ground Floor Bathroom & First Floor Shower Room

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

A shingle drive opens up to a parking and turning area, with timber picket fencing to front, and low level brick wall enclosing flower beds for an attractive frontage. A brick-weave pathway leads to the main entrance door with gated access to the rear garden and access to the adjoining garage.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, alongside a useful built-in double storage cupboard sitting to one side. The formal sitting room leads off, boasting dual aspect views to front and rear via the windows and rear facing sliding patio doors, whilst a feature exposed brick fireplace creates a focal point to the room. A dining room/bedroom sits opposite, offering a versatile space with views across the front garden, whilst being finished with fitted carpet underfoot. The family bathroom sits adjacent allowing for ground floor bedroom accommodation if required. The bathroom itself offers a three piece suite with storage under the hand wash basin, panelled bath with a manually controlled shower and glazed shower screen. The kitchen enjoys views across the rear garden, fully fitted to include an L-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset electric ceramic hob and built-in eye level electric double oven. An integrated dishwasher is included, along with a fridge freezer, whilst the breakfast bar has been finished in a similar style. The rear lobby provides access to the garden and the boiler room which houses the floor standing oil fired central heating boiler and water softener. A further utility space offers storage cupboards and shelving space, with tiled splash-backs and space for appliances.

Heading upstairs, the carpeted landing includes a full width run of built-in storage within the eaves, with doors leading off to two double bedrooms - both finished with fitted carpet and uPVC double glazing.

The shower room sits in the middle with a four piece suite including storage under the hand wash basin, walk-in double shower cubicle, electric shower, aqua-board splash-backs and heated towel rail.

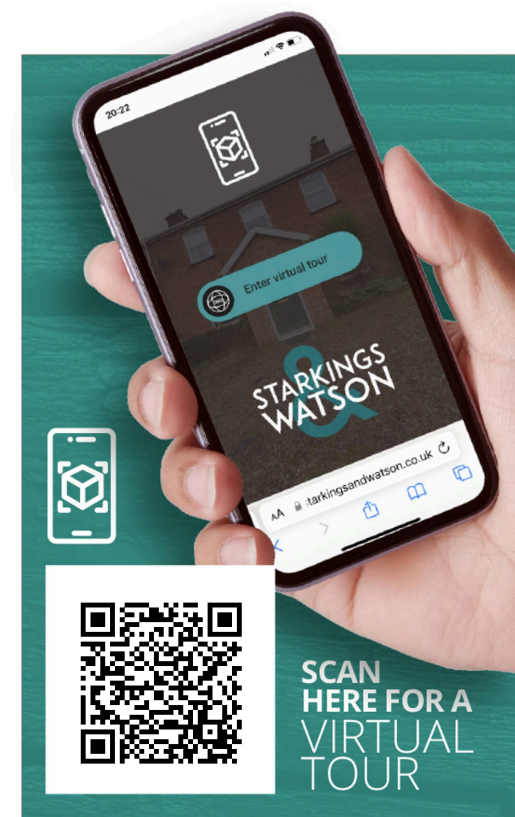
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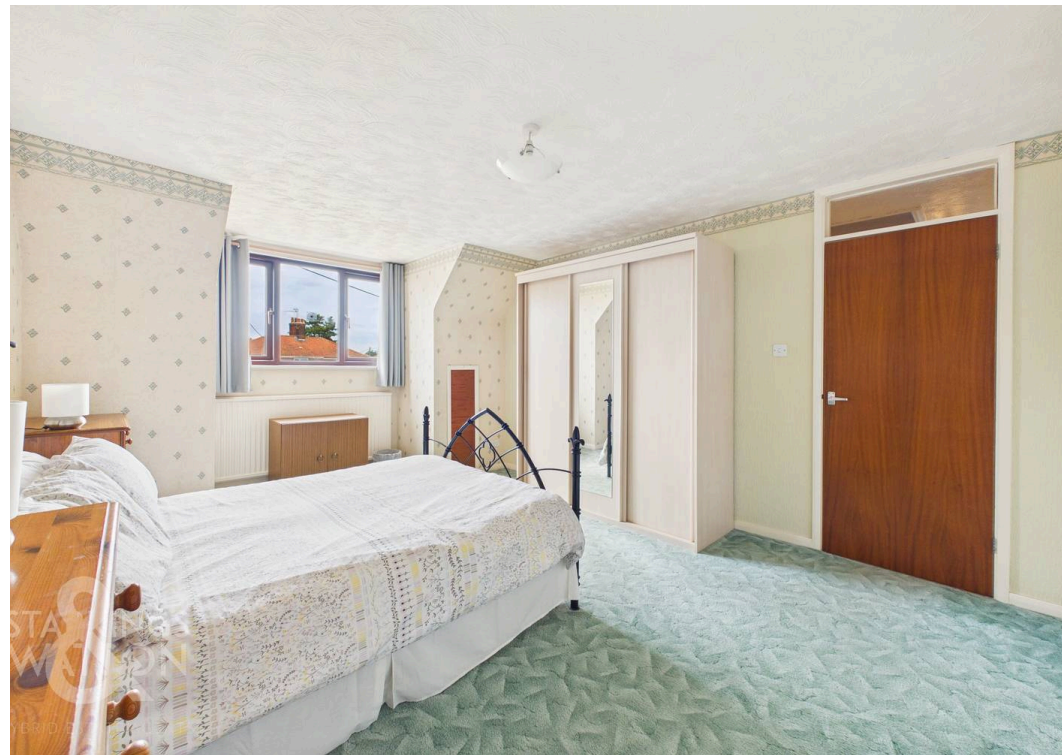
Postcode : NR35 2TY

What3Words : ///fewest.unsecured.singled

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and brick walling, whilst being mainly laid to lawn and including a brick weave patio seating area. A timber built summer house and shed offer further outside spaces and storage, with a range of mature planting, shrubbery and hedging adding colour and privacy to the garden. The oil tank sits to the rear of the garage, with a covered storage area sitting between the main property and garage itself. The garage is accessed for an up and over door to front with storage above, side access door, power and lighting.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

1422 ft²

132.1 m²

Reduced headroom

4 ft²

0.3 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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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