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Kingsway,
Earsham, Suffolk

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McINTYRE**
ESTATE AGENTS

Superbly situated in the centre of the popular village of Earsham, enjoying off road parking to the front and separate rear access leading to the workshop space, this three bedroom semi-detached home is offered to the market with no onward chain. Family owned for the last 50 years the property has been superbly cared for and is now ready for some cosmetic updating ready for a new owner to enjoy. The generous plot offers scope to extend (stpp) whilst not impacting on the delightful garden, parking and workshop space to the rear. Viewing is essential to appreciate the opportunity on offer.

Accommodation comprises briefly:

- Entrance Porch & Hallway
- Sitting Room
- Open Plan Kitchen & Dining Room
- Garden Room
- Bathroom & Separate W/C
- Master Bedroom & En-Suite W/C
- Two Further Bedrooms
- Ample Off Road Parking
- Generous Rear Garden
- Rear Access to Timber Framed Workshops/Garages

Property

Stepping through the front door of this superb family home we are welcomed by the entrance porch which in-turn opens to the entrance hall where our stairs rise to the first floor, and a door opens to the sitting room. In the sitting room the feeling of space and light that flow throughout the home are instantly apparent. A large window looks onto the front garden and a feature open fireplace offers a cosy focal point to the room. A door from here opens to the dining area which in-turn flows open plan to the kitchen. This generous space was designed around busy family life and entertaining, a window looks to the side aspect with a large cupboard recess' under the stairs. The kitchen area is fitted with a basic range of units, offering space for a cooker and plumbing for our washing machine and dishwasher. The sink sits below a window looking through the garden room onto the gardens and a door adjacent opens to the same. The garden room offers a great spot to enjoy the garden throughout the year. Inside a door opens from the kitchen to a lobby where we find doors leading to the w/c and separate bathroom. In the bathroom the recently replaced gas boiler is fitted which is fed from an LPG tank outside. Returning to the hall we climb the stairs to the first floor, a window at the head of the stairs fills the space with light. At the rear we find the first two bedrooms, both offering space for double bed if required. The larger room has a full wall of fitted storage whilst both enjoy a view of the gardens. Completing the accommodation the master bedroom is set to the front of the house and again boasts a full wall of fitted wardrobe space and the added benefit of an en-suite w/c.









Outside

From Kingsway we approach the property via double iron gates that lead to the generous off road parking area and carport to the side of the house, the front garden is laid to lawn and framed with established hedges whilst a low brick wall forms the front boundary. From the parking area we enter the front door whilst a gate in the carport opens to the rear. The rear garden is a delightful, private space. A large patio leads from the rear of the house, ideal for summer entertaining. A summer house, covered seating area and Aviary are found. From here a path dissects the extensive lawns and leads to the timber framed garage and workshop which are masked by established trees. The garage and workshops offer separate vehicular access at the rear via the lane that leads off the street along to the football club and play ground.

Location

This property is situated footsteps from the Playing field, Village Green and The Earsham Queen, in the heart of the peaceful rural Norfolk/Suffolk border village of Earsham, one mile west of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

LPG Gas central heating. Mains electricity, drainage and water.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2UA

What3Words: ///skunks.even.manifests

Tenure

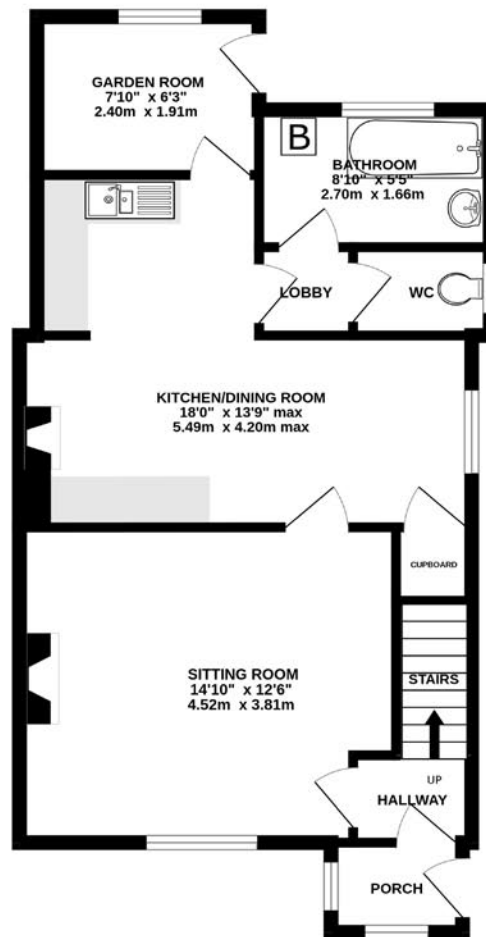
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £250,000

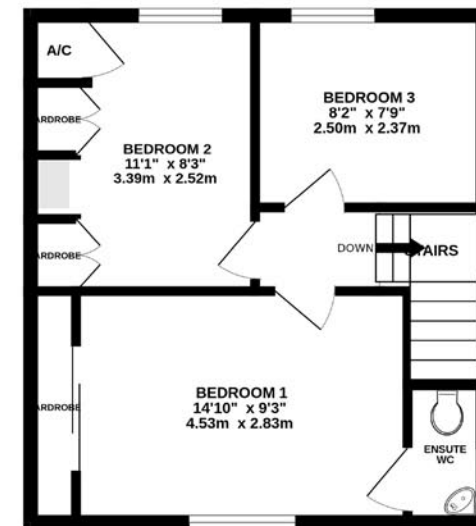
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

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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1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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