



Marston Moor, Church Road, Earsham

Guide Price £225,000 - £235,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Rural Village Close to Bungay Town
- ✓ End-Terrace Cottage
- ✓ Stunning Field Views
- ✓ Ample Parking
- ✓ Large Landscaped Gardens
- ✓ 15' Kitchen/Dining Room
- ✓ Three Bedrooms Off Landing
- ✓ 13' Timber Summer House

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





Overlooking FIELDS close to the RIVER WAVENEY, this end-terrace COTTAGE offers EXTENSIVE GARDENS, ample off road parking, and FANTASTIC ACCESS to local walks and countryside pursuits. Having been recently RE-DECORATED, and now finished with uPVC DOUBLE GLAZING and fan assisted ELECTRIC storage HEATING, the property remains ECONOMICAL TO RUN, whilst offering added extras such as the NEWLY LANDSCAPED GARDEN and 13' timber built SUMMER HOUSE. The accommodation is entered via a USEFUL PORCH ENTRANCE, into the sitting room with STUNNING VIEWS and feature fire place, with a further door to the 15' KITCHEN/DINING ROOM with ample space to dine. A useful GARDEN ROOM and family bathroom, can also be found downstairs. Heading up the stairs ,THREE BEDROOMS can be found off the landing, with them all benefiting for LEAFY VIEWS. The rear GARDEN is a FANTASTIC SIZE, with raised seating area, central lawn and summer house.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 2TH), but to help you...Leave the centre of Bungay on Earsham Street, heading towards Earsham. Continue on to Earsham Dam, and over the bridge. Turn left onto School Road, and left at the end of the road onto Church Road. Follow the road, where the property can be located on the right hand side, indicated by our For Sale board.

The property is approached via a shingle driveway providing off road parking for several vehicles with access leading to the main property and gated rear garden.

Composite obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, cloaks storage space, obscure glazed window to front, smooth ceiling, door to:

SITTING ROOM

12' 8" x 11' 8" Max. (3.86m x 3.56m) Feature open fire place set within timber built surround and tiled hearth, fitted carpet, electric storage heater, uPVC double glazed window to front with open views, television and telephone points, door and stairs to first floor landing, smooth ceiling, door to:

KITCHEN/DINING ROOM

15' 4" x 12' 5" Max. (4.67m x 3.78m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, vinyl flooring, space for fridge freezer and washing machine, electric storage heater, uPVC double glazed window to side, built-in under stairs storage cupboard, door to family bathroom, smooth ceiling, uPVC double glazed French doors to:

GARDEN ROOM

12' 5" x 5' 7" (3.78m x 1.7m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC obscure double glazed door to side, tiled flooring, wall lighting.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled walls, tiled flooring with underfloor heating, uPVC obscure double glazed windows to front and side x3, built-in airing cupboard housing hot water tank, smooth ceiling with loft access hatch.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, electric storage heater, loft access hatch, porthole window to side, doors to:

DOUBLE BEDROOM

12' 7" x 11' 7" Max. (3.84m x 3.53m) Stripped wood flooring, uPVC double glazed window to front with open views, built-in over stairs storage cupboard, smooth ceiling.

DOUBLE BEDROOM

9' 7" x 7' 5" (2.92m x 2.26m) Stripped wood flooring, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

12' 5" x 7' 6" (3.78m x 2.29m) Stripped wood flooring, uPVC double glazed window to rear, electric storage heater, smooth ceiling.

OUTSIDE REAR

Offering over 100ft (stms) of private lawned gardens, the garden room opens up to a raised seating area - perfect for enjoying the afternoon sun. The garden is gated and fenced from the road, with lawns extending, all enclosed with mature hedging. A wide variety of planting can be found, with access to the timber built summer house.

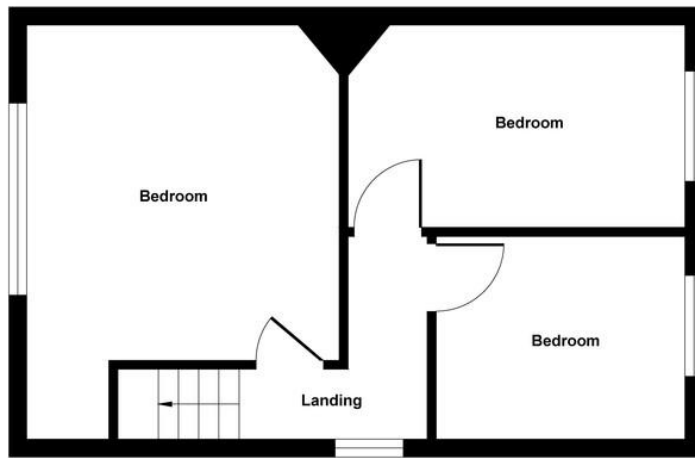
SUMMER HOUSE

13' 10" x 10' 8" (4.22m x 3.25m) Offering an ideal home working or further storage, with double doors to front, window to front x2, wood flooring.

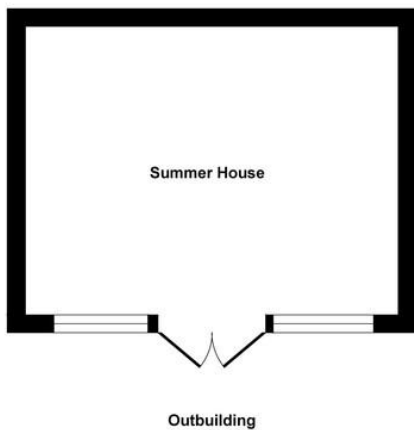
AGENTS NOTE

The property sits on a floodplain, and the gardens were recently flooded - the first time the vendor has known this to occur. The gardens allow access for a neighbour via a gated access. The property uses a septic tank. Potential buyers should be aware the commercial development known as Earsham Mill is located next door.





First Floor
Approximate Floor Area
374 sq. ft
(34.74 sq. m)



Ground Floor
Approximate Floor Area
463 sq. ft
(43.01 sq. m)

Approx. Gross Internal Floor Area 837 sq. ft / 77.75 sq. m



Agents Note: 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