

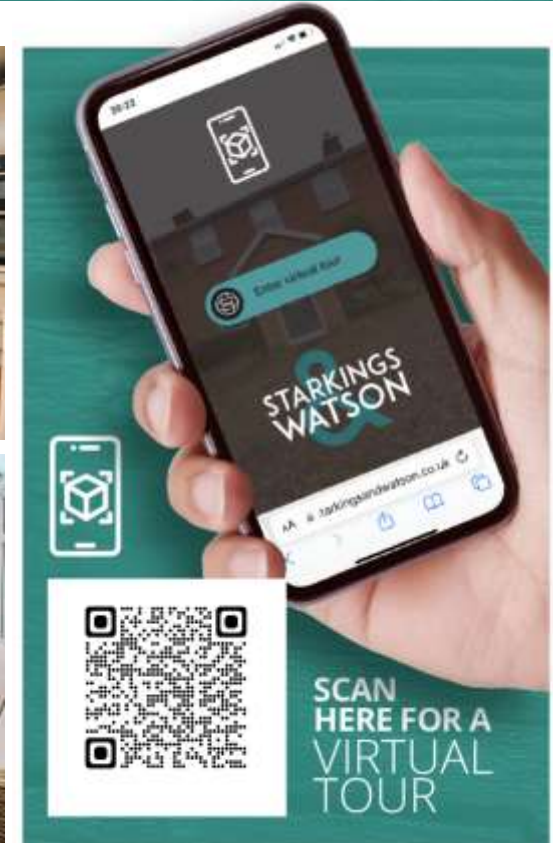
VALLEY CLOSE

Earsham, Bungay NR35 2TN

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS
WATSON

- Detached Bungalow
- Sought After Village Location
- Renovated & Presented In Immaculate Condition
- Open Plan High Spec Kitchen/Breakfast Room
- Dining Area & Utility Room
- Three Double Bedrooms
- Fully Landscaped Gardens & Garage
- Full Fibre Super-fast Broadband

This stunning DETACHED BUNGALOW situated on a LARGE CORNER PLOT and located within the SOUGHT-AFTER VILLAGE of EARSHAM is presented in IMMACULATE ORDER, having been COMPLETELY RENOVATED in recent years. The property offers BRIGHT & SPACIOUS accommodation measuring approximately 1250 Sq. ft (stms) and comprises a welcoming entrance hallway leading to THREE DOUBLE BEDROOMS with the main bedroom benefiting from BUILT-IN WARDROBES and an EN-SUITE, as well as main family bathroom with remote controlled rain sensor VELUX. The reception space is extremely generous with a sitting room including a MULTI-FUEL BURNER, leading to the CONSERVATORY, a dining room open plan to the SLEEK, MODERN and INTEGRATED kitchen/breakfast room and a separate utility room. The property benefits from television and telephone points to all mains rooms and FULL FIBRE SUPER-FAST BROADBAND. Externally there is stunning FULLY LANDSCAPED rear garden, driveway and detached garage.

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 2TN), 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 Milestone Lane and then right onto Church Road. Turn right onto Valley

Close and the property is located on the corner on the right-hand side.

The property benefits from a large landscaped shingled frontage with pathway leading to main entrance door. The front garden is walled in, whilst there is rear access to hard standing driveway leading to detached garage with pathway leading to back door.

Composite entrance door to:

ENTRANCE HALL

Wood flooring, radiator, built in storage cupboard, uPVC obscure double glazed window to front x2, smooth covered ceiling with recessed spotlights and loft access hatch, doors to:

DINING ROOM

9' 5" x 9' 4" (2.87m x 2.84m) Wood flooring, radiator, uPVC double glazed window to front x2, built-in storage cupboard, smooth covered ceiling with recessed spotlights, opening to:

KITCHEN/BREAKFAST ROOM

21' 5" x 10' 8" Max (6.53m x 3.25m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, central island with breakfast bar, inset electric ceramic hob and extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side x3, water softener, built-in cloaks storage/pantry cupboards x2, smooth covered ceiling with recessed spotlights door to:

UTILITY ROOM

5' 8" x 6' 8" (1.73m x 2.03m) 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, matching up-stands, space for washing machine, wood flooring, radiator, smooth covered ceiling with recessed spotlights, door to side garden.

DOUBLE BEDROOM

13' 10" x 10' 9" (4.22m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, HDMI Connection for Satellite television and phone points, range of built-in bedroom furniture, smooth covered ceiling, door to:



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EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth coved ceiling with recessed spotlights.

SHOWER ROOM

6' 9" x 5' 8" (2.06m x 1.73m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror, tiled flooring, heated towel rail, velux window to front with remote controlled rain sensor, smooth coved ceiling with recessed spotlights.

DOUBLE BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, television and phone point, smooth coved ceiling.

DOUBLE BEDROOM

10' 9" x 9' 1" (3.28m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, television and phone point, smooth coved ceiling.

SITTING ROOM

17' 6" x 11' 3" (5.33m x 3.43m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, television and phone points, smooth coved ceiling.

CONSERVATORY

11' 2" x 10' 7" (3.4m x 3.23m) Wood flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to rear.

OUTSIDE

Accessed via doors in the conservatory onto the delightful and fully landscaped rear garden, enclosed with timber fencing and brick wall. The garden is split into distinct sections with paved patio, terracing, feature lawn, water feature, shingled areas for pots and also gives access to the garage. The oil-fired boiler is also located in the rear garden, whilst there is also secure gated access onto the driveway.

GARAGE

Electric roller door to front, uPVC double glazed window to rear, door to side, power and lighting.

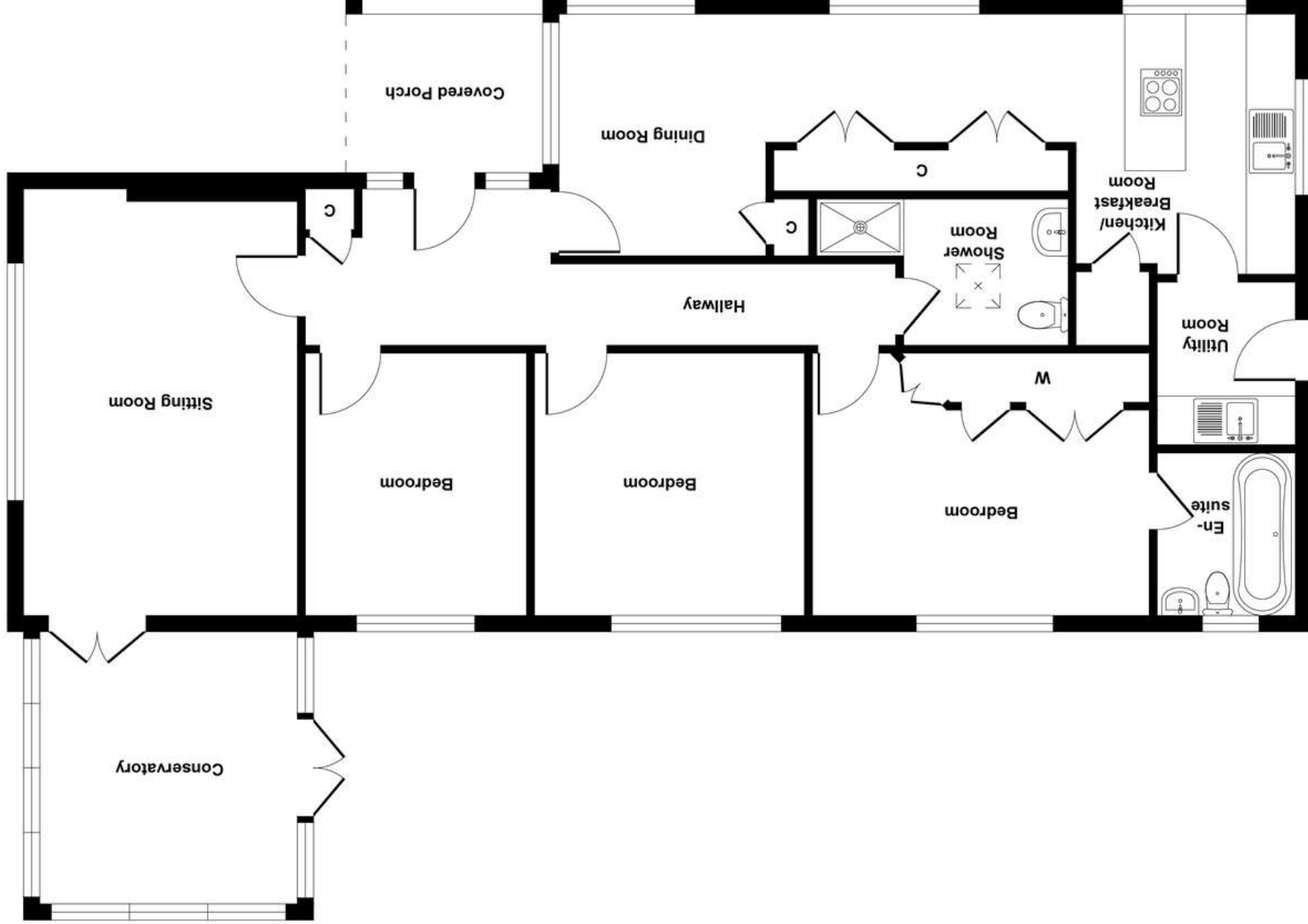
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Price:



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Floor Plan
Approximate Floor Area
1256 sq. ft
(116.68 sq. m)

Approx. Gross Internal Floor Area 1256 sq. ft / 116.68 sq. m

