



The Firs, Church Road
Earsham, Bungay.



Bungay – 1.2 miles
Beccles – 7.2 miles
Norwich – 15.3 miles

Occupying an enviable position in the popular village of Earsham we are pleased to present this charming two bedroom cottage styled home. The property boasts delightful garden space front and rear along with off road parking and an oversize garage whilst inside the generous accommodation is presented to an exceptional standard. Inside we find two spacious bedrooms and a modern bathroom on the first floor. Downstairs the generous sitting room, superbly presented kitchen dining room and ground floor lavatory lead of the entrance hall. The property is offered with no onward chain, viewing is essential.

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Property

Stepping through the front door of this charming home we are welcomed by the entrance hall where the feeling of space and enviable amounts of natural light that flow throughout the property are instantly apparent. Our stairs rise to the first floor whilst doors open to all of the ground floor accommodation. Set to the right of the hall we find the sitting room, this generous dual aspect room is flooded with natural light from a large window looking onto the front garden and the patio doors that open to the rear. A feature brick fireplace offers a cosy focal point to this spacious room. Returning to the hall we pass an understairs cupboard and the ground floor toilet which is fitted with modern white sanitary ware before we step into the kitchen dining room. Again a dual aspect room which invites the natural light we find throughout. A door opens to the garden whilst a range of attractive shaker style units line the walls providing exceptional storage and working space above. Fitted we find the oven, hob and extractor along with a dishwasher and washing machine. Space is made for a fridge freezer whilst the oil boiler is wall mounted. Climbing the stairs to the first floor we find an attractive landing area leading to both of the bedrooms and bathroom. At the rear we find the smaller of the two rooms which enjoys a window looking to the garden and a velux which offers a superb feature. At the front we find the generous bathroom where again modern fittings complement the space and offer a bath with shower over, w/c and wash basin. Completing the accommodation the main bedroom is set enjoying a view to the frontage and green space beyond the road. This superbly proportioned room boasts the perfect space for our master bedroom furnishings.









Outside

From Church Road we approach the property via a private road which leads to the driveway providing off road parking and access to the oversize single garage situated directly to the rear of the property. At the front we find an extensive garden area which has been hard landscaped for ease of maintenance, attractive hedging and timber fences form the front and side boundaries. At the rear we step into the garden from both the patio doors in the sitting room and a door from the dining area of the kitchen. the garden is mainly laid to lawn with and area of patio leading from the sitting room. Timber fences fully enclose the garden and a gate opens to the driveway and garage.

Location

This property is situated in sight of the church grounds in the heart of the peaceful rural village of Earsham, set one mile west of the market town of Bungay. Earsham boasts a popular country pub, café and vibrant community whilst 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water.
Mains Drainage.
Oil Fired Central Heating.
Energy Rating: TBC

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR35 2TJ

Tenure

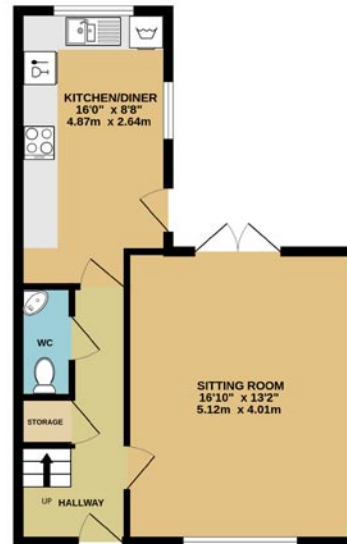
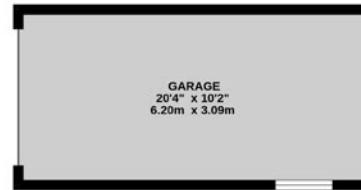
Vacant possession of the freehold will be given upon completion.

Agents' Note

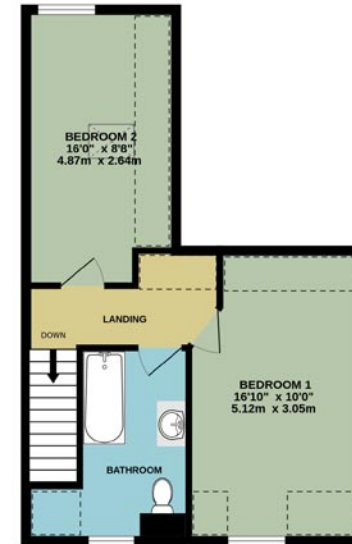
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £295,000

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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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