



GREENSTEAD  
→  
TABAIBA

*Wayside,*  
Church Road, Earsham.



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Bungay – 1.2 miles

Beccles – 7.2 miles

Norwich – 15.3 miles

Southwold & The Coast - 18 miles

**An immaculately presented three bedroom family home situated in the popular village of Earsham. The property boasts generous accommodation enjoying three bedrooms, modern bathroom, en-suite and ground floor lavatory whilst generous sitting/dining room and superbly presented kitchen/breakfast room provide bright living spaces. Outside the generous front gardens look onto the church grounds whilst at the rear we find a delightful walled rear garden leading to the off road parking and garage. Viewing is essential to appreciate the superb standard of finish and location on offer.**



### **Property**

Stepping through the front door we are welcomed by the entrance hall where the feeling of space and modern finish that flow through the property is instantly apparent. Our stairs rise to the first floor whilst doors open to all of the ground floor rooms. To our right we step into the generous sitting/dining room. Light floods through the large window to the front and patio doors looking onto the rear garden. Attractive timber flooring complements the space whilst a wood burning stove is set below an attractive timber mantel providing a cosy focal point to this spacious room. Back in the hall we pass an under stairs cupboard which is sat adjacent to the ground floor lavatory. A glazed door from the hall opens to our kitchen/breakfast room. The kitchen is fitted with a modern range of wall and base units complemented with solid wood work surfaces above. Contrasting tiled flooring is found underfoot whilst an integrated oven, hob, extractor and dishwasher add to the clean finish in this modern kitchen. Space is made for our fridge freezer and washing machine whilst a ceramic sink is set below one of the two windows that over look the rear gardens and fill the room with natural light. A door from here opens to the rear garden. Climbing the stairs to the first floor we step onto the generous landing where we find a storage cupboard and a window looking onto the garden. Doors lead to each of the bedrooms and bathroom. The family bathroom has been finished to an exceptional standard boasting a a modern white suite set against attractive tiled flooring and splash backs. At the front of the landing we find a generous bedroom looking over the front gardens and church grounds beyond. At the rear of the property we find our second bedroom offering space for a double bed and enjoying the view to the rear of the property. Completing the accommodation the master bedroom again enjoys a view to the front aspect, this generous double room boasts an en-suite shower room which mirrors the exceptional standard of finish found throughout the home.







### Outside

From Church Road we approach the property via the driveway which leads between the properties to the off road parking and over-sized single garage situated to the rear of the property. To the front the garden is laid to lawn enclosed by an attractive picket fence. A path leads to our front door whilst a range of low lying flower beds are filled with perennial flowers and framed with box hedging. To the rear our garden is hard landscaped and enclosed by an attractive brick wall. Block paving forms our generous patio which is again framed by attractive flower beds whilst at the rear we find a raised timber deck providing an attractive seating area. From here a gate opens to the rear and leads to the parking area and garage.

### Location

This property is situated overlooking the church grounds in the heart of the peaceful rural 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 (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: C

## Local Authority:

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

## Tenure

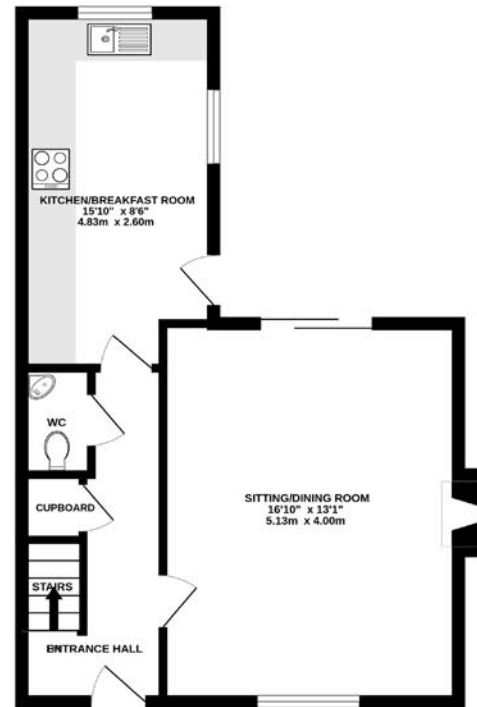
Vacant possession of the freehold will be given upon completion.

## Agents' Note

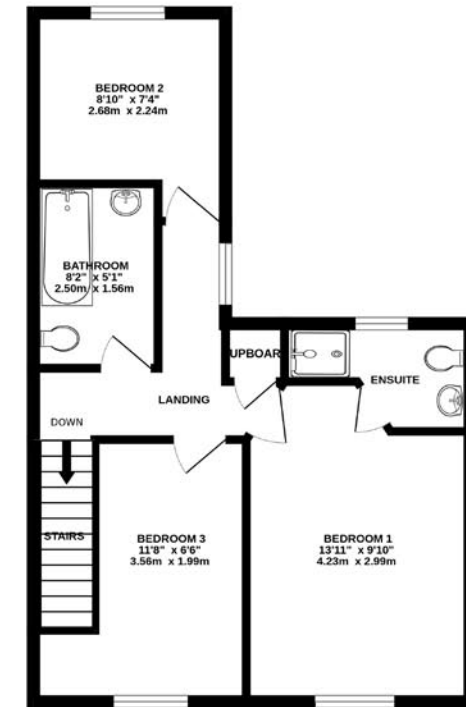
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £299,950**

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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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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

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.



BUNGAY OFFICE  
3 Earsham Street

Bungay  
Suffolk  
NR35 1AE

Tel. 01986 888160

[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)