

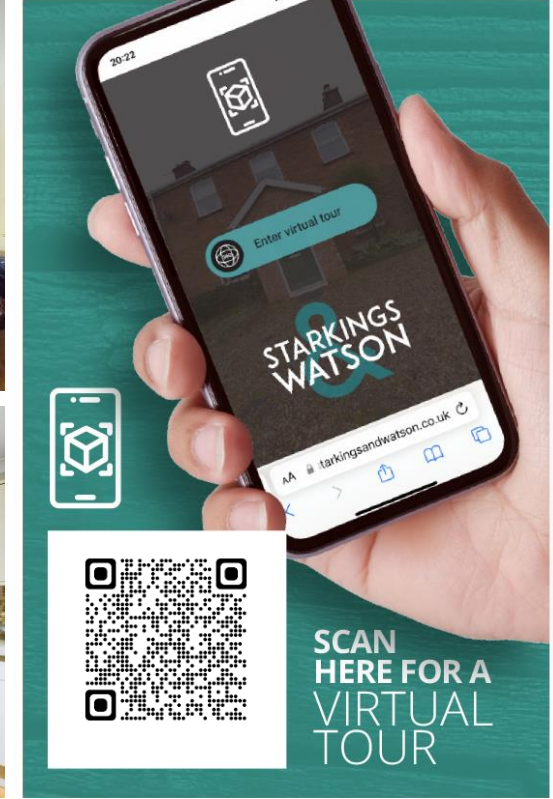
CHURCH ROAD

Earsham, Bungay NR35 2TJ

Freehold | Energy Efficiency Rating : C

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- No Chain!
- 1130 Sq. ft (stms) Detached Bungalow
- Cul-De-Sac Setting on Fringes of Village
- 20' Sitting/Dining Room
- 20' Conservatory
- 12' Kitchen/Breakfast Room
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

NO CHAIN. Offering over 1130 Sq. ft (stms) of accommodation, this NON-ESTATE modern bungalow is tucked away on the fringes of the village, close to the TOWN of BUNGAY. With WRAP AROUND GARDENS and a WELL KEPT INTERIOR, the property is presented in fantastic order, and is ready to move in. The internal accommodation comprises a SPACIOUS and WELCOMING HALL ENTRANCE, 20' L-SHAPED SITTING ROOM with a feature fire place and space for a dining table, useful 20' CONSERVATORY which extends the living space and would be an IDEAL STUDY, 12' square kitchen with room for a BREAKFAST TABLE, family bathroom and THREE BEDROOMS. Two of the bedrooms include BUILT-IN WARDROBES, and the main also includes an EN SUITE SHOWER ROOM. The outside space has been WELL MAINTAINED, including WRAP AROUND LAWN GARDENS, well stocked beds and a useful GARAGE leading to the driveway.

SETTING THE SCENE

This small development opens up to the brick weave

driveway where there is ample parking space both in tandem and side by side. Well-manicured front gardens are laid to shingle, with planting and shrubbery, whilst a pathway leads to the gated rear access and main entrance door.

THE GRAND TOUR

The spacious hall entrance is the ideal meet and greet space, with wood flooring under foot, and a useful built-in storage cupboard. The bungalow has been well designed to separate the living and bedroom accommodation, with the bedrooms located as you enter. All three bedrooms are laid to fitted carpet, with views onto the rear garden. Two of the bedrooms include large built-in wardrobes, with the main bedroom also leading to the en-suite shower room. A white three piece suite can be found inside, including a shower cubicle, with tiled splash backs. The family bathroom sits opposite the bedrooms, with a three piece suite comprising storage under the sink, a shower over the bath and tiled walls - wood effect flooring runs under foot. Following the hallway, double doors open to the main sitting room, a sizeable room with wood flooring under foot, and a feature fire place with an inset cast iron wood burner. With ample room for soft furnishings and a dining table, two sets of sliding patio doors open onto the conservatory, creating an extension to the living space, or a study area. Sitting under a glazed roof, doors lead to the garden, with wood flooring under foot. The kitchen completes the property, with a well-designed room comprising ample storage cupboards, inset cooking appliances and space for a



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fridge/freezer. The washing machine and dishwasher are integrated. Room is provided for a table or island, whilst views lead over the front driveway, and a door to the side access.

THE GREAT OUTDOORS

The gardens wrap around the property, being mainly laid to lawn, but enclosed and well stocked. Established borders enclose the garden, whilst a hard standing pathway leads from the conservatory and to the garage. Heading around the garden, a timber shed and green house can be found, along with gated access to front. The garage is finished with power and lighting, whilst a door can be found to the front and side.

OUT & ABOUT

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.

FIND US

Postcode : NR35 2TJ

What3Words : ///thuds.essential.evoves

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces:

Approximate total area:
1135.86 ft²
105.52 m²

