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Church Road,
Earsham, Bungay.

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ESTATE AGENTS

Bungay - 1.1 miles
Beccles - 7.2 miles
Norwich - 15.3 miles
Southwold & The Coast - 17.6 miles

Superbly situated in the heart of the Norfolk/Suffolk border village of Earsham is this exceptional Detached Family Home. The property now just seven years old offers deceptively spacious accommodation coupled with a modern, high quality finish always offered by this well regarded local builder. Inside the impressive entrance leads to a superb open plan kitchen dining area, sitting room, utility room and cloakroom whilst a large ground floor guest suite offers superb flexibility to the house. On the first floor three superb bedrooms lead from the landing with en-suite to the master whilst the family bathroom completes the accommodation. Outside the vast frontage offers ample parking and views of the Church whilst at the rear both the dining room and sitting open to the private gardens.

Property

Entering 'Spire View' via the front door the standard of finish and exceptional amounts of natural light that flow throughout the home is instantly apparent. An oak and glass banister contrasts against the tiled flooring and sets the high standard found around the property. Stepping through the hall we pass a large under stairs cupboard and the ground floor cloakroom before entering the dining room on our left. Here the continuation of the tiled floor in the hall adds to the feeling of space and flows into both the kitchen and utility room. In the dining room itself we find ample space for a family dining table and soft furnishings whilst french doors lead out to the patio ideal for summer entertaining whilst the kitchen flows open plan from the dining space allowing these two rooms to remain sociable perfect for family living and entertaining alike. The kitchen boasts an extensive range of modern units set against contrasting work surfaces. A fitted double oven, hob and extractor feature whilst an integrated fridge/freezer and dishwasher are found. The sink is set below a window looking to the frontage and capturing a view of the Church spire. Adjacent the utility room offers a place for your laundry appliances and provides further storage and working space. A door from here opens to the gardens. Back in the hall we step into the sitting room which offers a perfect balance of space whilst feeling like a cosy room. A free standing wood burner provides a focal point to the room, whilst a large window and second set of French doors fill the room with light and open to the patio. Returning to the entrance we find the ground floor guest suite at the foot of the stairs. This vast room currently serves our vendors as an office but offers versatile use and the ability to live on one level. The room enjoys two windows to the front and side aspect whilst a full en-suite bathroom boasts a bath with shower over, w/c and large wash basin. A cupboard in the room provides excellent storage and houses the water and heating system. Climbing the stairs to the first floor landing our eye is drawn to the velux windows over head on the stairs and landing. At the head of the stairs the family bathroom is again fully fitted as the en-suite below. A door opens to a lobby where we find the first two double bedrooms on this level, the larger enjoying the views to the front and Church Spire beyond. Across the landing the master bedroom completes the accommodation. This generous room mirrors the bedroom below and boasts a walk in wardrobe and en-suite shower room. A window to the front again takes in the vista.









Garden & Grounds

Approaching 'Spire View' from Church Road we pass the attractive Laurel hedging that forms the front boundary and are welcomed by the extensive block paved driveway which leads to the front of the house and provides an exceptional parking area. The drive is framed by lawns and established planted beds that fill the space with colour and scent, whilst a rain water harvester is set below ground to help keep these healthy through the summer months. The block paving leads to the front door giving level access to inside and continues to the side where a gate opens to the rear. At the rear the garden is fully enclosed by timber fences whilst a range of established shrubs and climbing plants soften the space which is mainly laid to lawn. French doors from both the sitting room and kitchen dining area open to the patio providing the perfect space for summer entertaining and enjoying the south westerly aspect.

Location

This property is situated in the heart of the rural yet accessible village of Earsham. Earsham is a peaceful rural village enjoying a village pub whilst just a short drive and comfortable walk to 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) and an international airport. 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.
Rain Water harvester
Air Source Heating & Hot Water System.
Energy Rating: B

Local Authority:

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

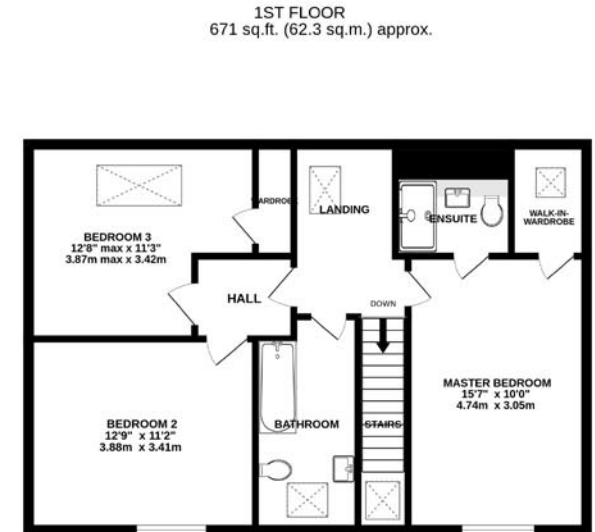
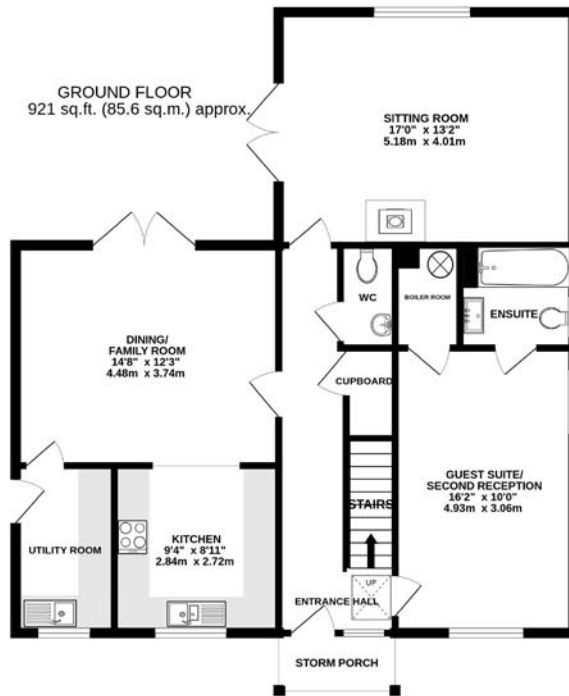
Tenure

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: £475,000



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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 as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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Diss 01379 644822
Norwich 01603 859343
Harleston 01379 882535
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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.