



Church Road, Earsham - NR35 2TJ

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HYBRID ESTATE AGENTS



## Church Road

Earsham, Bungay

Located in an ENVIALE position within the QUIET VILLAGE of EARSHAM and positioned down a very PRIVATE and SWEEPING TREE LINED DRIVEWAY is this IMPRESSIVE DETACHED FAMILY HOME extending to approximately 3000 SQFT INTERNALLY (stms). The house itself offers a good degree of period features and character as well as modern convenience in addition to a SELF-CONTAINED ONE BEDROOM ANNEXE. The house itself offers TWO IMPRESSIVE RECEPTION ROOMS with fireplaces as well as a MODERN KITCHEN & UTILITY with pantry, w/c, entrance hallway and inner hallway. On the first floor there are TWO DOUBLE BEDROOMS, W/C, family bathroom as well as EXTENSIVE DOUBLE PRIMARY BEDROOM with DRESSING ROOM and EN-SUITE. The annexe offers a large main reception with FIREPLACE & WOODBURNER as well as DOUBLE BEDROOM, walk in wardrobe and EN-SUITE WET ROOM. Externally there are well kept mature WALLED GARDENS, large driveway with parking, front lawns as well as DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Period Home with Annexe
- Secluded Central Village Location
- Long Private & Tree Lined Driveway
- Approx 3000 SQFT of Accommodation (stms)
- Three Main Receptions & Kitchen/Dining Room
- Separate One Bedroom Annexe
- Three Generous Bedrooms & Two Bathrooms
- Double Garage & Ample Parking

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.

#### SETTING THE SCENE

The property is approached via a long sweeping shingled driveway with wrought iron gates from the road side. The long and impressive driveway is tree lined creating a high degree of privacy which eventually leads to the large shingled parking area providing ample parking. This in turn leads to the double garage with two up and over doors to the front offering power, light and electricity.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find the traditional entrance hallway with parquet flooring and stairs to the first floor landing. To the left of the hallway is the annex accommodation which comprises of a large front reception room with bay window as well as fireplace housing a wood burner. This room is currently used as a sitting room / kitchenette. Via an archway you will find access to the generous double bedroom to the rear of the house with a large walk in double length cupboard/wardrobe as well as access to an equally impressive en-suite Jack and Jill wet room with walk in rainfall shower, vanity sink unit with plenty of storage and a w/c as well as a further storage cupboard. Heading to the right hand side of the hallway you will find the main accommodation of the house which firstly comprises of an impressive dining/family room with continued parquet flooring, a range of fitted units and a feature fireplace. There is a door to the rear which takes you into an inner hallway with access to a stylish w/c and long hallway with a door leading to the rear garden. Off the inner hallway you will find further built in storage as well as access to the main reception room which is a double sized (26.3ft x 15.3ft) room with impressive feature brick built fireplace housing a large wood burner. This sitting room offers five windows to two aspects providing plenty of natural light and space for soft furnishings. Also off the inner hallway you will find access to the modern kitchen, dining room and utility space. The kitchen provides a range of modern high gloss units with wooden worktops over as well as a walk in pantry cupboard and breakfast bar. There is also space for freestanding appliances to include oven, fridge, freezer and dishwasher. The utility provides a matching range of units with wooden work tops over as well as space and plumbing for washing machine, tumble dryer and a further fridge freezer. The kitchen also has a high degree of natural light provided by the hexagonal skylight above, which films the room with a bright and airy feeling. The kitchen also provides access to the rear garden.

Heading up to the first floor landing you will find a galleried landing with plenty of natural light. To the right hand side as you head up the stairs you will find two ample bedrooms. The bedroom to the front features a fireplace as well as fitted wardrobes, whilst the bedroom to the rear provides ample space for a double bed. You will also find a WC and a separate family bathroom to this section of the landing. The bathroom features an exposed brick wall as well as roll top bath. Heading in the other direction of the galleried landing you will find the impressive master bedroom with two steps down leading to the main section of bedroom with a range of fitted wardrobes as well as vaulted ceiling. Also off the main bedroom is a large dressing room with a wide array of fitted wardrobes, which could quite easily become another bedroom space or nursery if required. The dressing room leads to the en-suite bathroom, which features walk in shower as well as roll top bath.

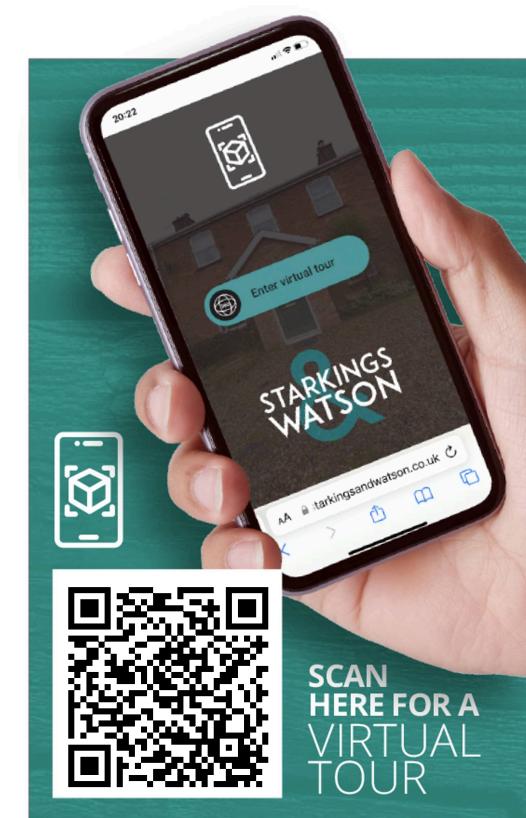
## FIND US

Postcode : NR35 2TJ

What3Words : ///scoots.marathons.riskiest

## VIRTUAL TOUR

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

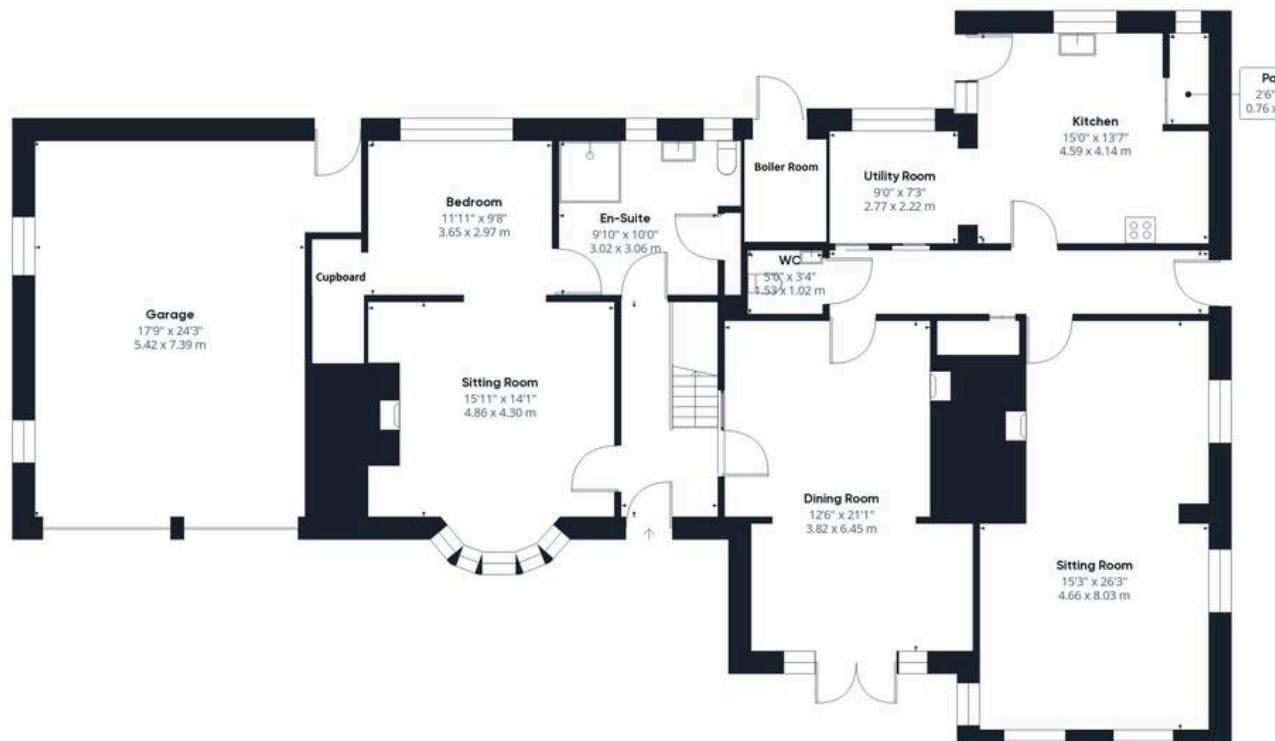






## THE GREAT OUTDOORS

Found to the front of the property are wrought iron double gates providing access to the extensive shingled driveway which sweeps into the plot providing ample driveway parking and in turn leads to the double garage which is also double length and an ideal space for a workshop. To the front there is a garden mainly laid to lawn with sleeper style borders, a paved patio and pathway, useful timber shed and gated access leading to the walled gardens to the side. The private walled garden is fully enclosed and mainly laid to lawn with various trees, shrubs and plants alongside an array of fruit trees. There is a paved patio and pathway creating the ideal space to relax and entertain whilst also offering raised brick flower beds, shingle borders, a timber shed, greenhouse and vegetable patch. To the rear there is further strip of lawn leading to the oil tank as well as access to the boiler room housing the oil central heating boiler and immersion tank.



Approximate total area<sup>(1)</sup>

3036.39 ft<sup>2</sup>  
282.09 m<sup>2</sup>

Reduced headroom

47.58 ft<sup>2</sup>  
4.42 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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