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Church Road,
Earsham, Bungay.

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**MUSKER
McINTYRE**
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 exceptionally spacious Detached Bungalow. The property has been updated and re-configured by the current owners to offer vast living areas ideal for entertaining that flow open plan one to another whilst still providing individual rooms when needed. The first two double bedrooms are served by the family bathroom whilst the impressive master enjoys an en-suite boasting both a bath & shower. Outside the generous yet manageable plot offers a front and rear gardens and extensive parking.



Property

Entering 'Farm View' via the front door we are welcomed by the entrance hall where the feeling of space that flows throughout the home is instantly apparent. A large alcove provides the perfect spot for a dresser or bench whilst doors lead to the living and kitchen areas. The hall then extends to give access to the bathroom and bedrooms. To our left we step into the sitting room where the scale of the rooms in this fantastic property truly become apparent. A large bay window looks to the front aspect and offers space for two sofas whilst a feature fireplace houses the wood burning stove and provides a focal point to the snug seating area within the sitting room. Further space currently houses a large desk and French doors lead us into the dining room. The formal dining room is becoming a rare treat and this exceptionally well proportioned space offers a superb second reception area. French doors open to the garden ideal for summer entertaining whilst internally we step into the kitchen. The kitchen has been particularly well planned and offers a vast range of modern units set against contrasting work tops. Fitted appliances include two fridge freezers, double oven and a five burner hob. The sink is set below a window looking onto the garden whilst a range of additional storage is found in the pantry and airing cupboard. The kitchen space flows open plan into the utility further extending the storage and space. Here we find the washing machine and dishwasher along with a second sink set below a window looking onto the garden. A door from here opens to the patio. Back in the kitchen a door leads us back the hall coming full circle. Stepping along the hall we find the first two large double bedrooms looking to the front of the premises, these are served by the first bathroom where we find a bath with shower over, w/c and wash basin. At the head of the hall we find a large walk-in-closet before stepping into the master bedroom. This exceptional room boasts a range of fitted wardrobes that incorporate a lit dressing table. A large window looks onto the rear garden and door opens to the en-suite. This exceptional en-suite boasts a w/c, bath and separate shower, whilst a vanity unit houses the wash basin.







Garden & Grounds

Approaching 'Farm View' from Church Road we pass the attractive hedging and low set wall that forms the front boundary and are welcomed by the extensive block paved driveway which leads to the front of the bungalow and provides an exceptional parking area which leads directly to the front door. The front garden is laid to lawn with a variety of planted shrubs. Access to both sides of the bungalow leads us to the rear. The rear garden is of excellent proportions whilst remaining manageable for the keen gardener. Currently the large patio opens to the garden which is mainly laid to lawn. Timber fencing and brick walls frame the space.

Location

This spacious bungalow 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.
Oil Fired Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

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

Tenure

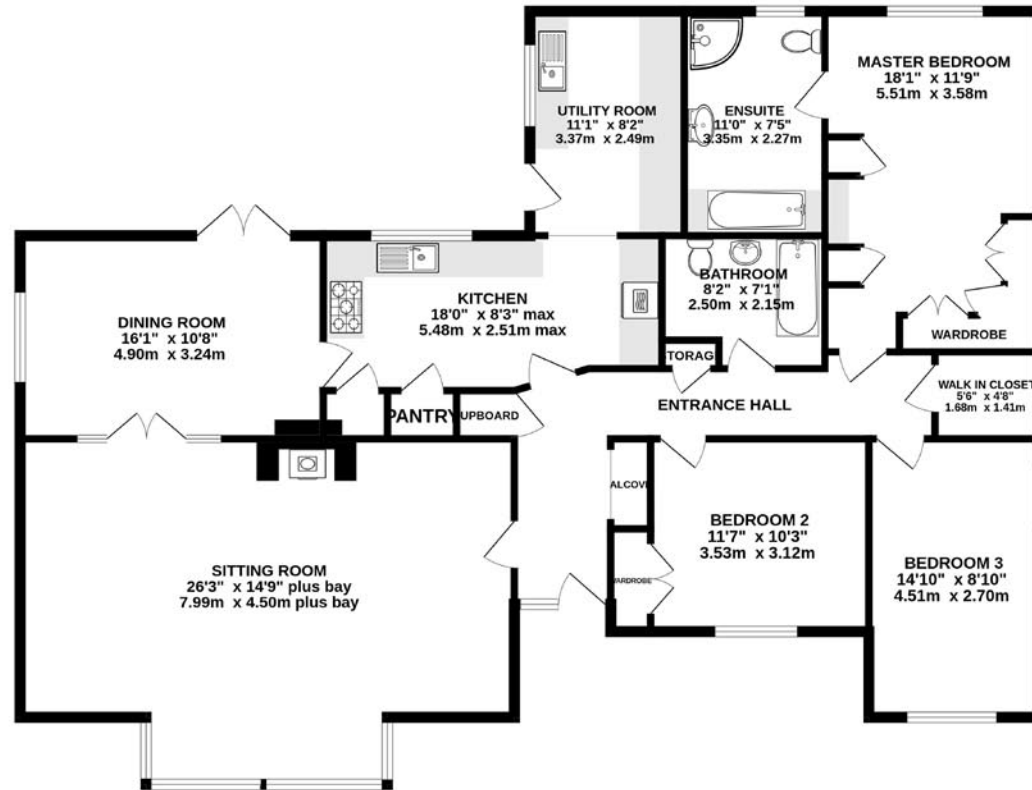
Vacant possession of the freehold will be given upon completion.

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: £430,000

GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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

www.muskermcintyre.co.uk

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.

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