



Church Road, Earsham - NR35 2TJ



## Church Road

Earsham, Bungay

This WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME offers the perfect family living space, boasting over 1400 SQFT of internal accommodation (stms) located in the SOUGHT AFTER VILLAGE LOCATION of EARSHAM. Internally the property features a welcoming entrance hallway, sitting room, dining room, separate kitchen, and utility room as well as a W/C. The highlight of the property is the impressive 22' extended conservatory to the rear, ideal for hosting gatherings and enjoying the natural light throughout the day. On the first floor, you will find FOUR GENEROUS DOUBLE BEDROOMS all off the landing with an EN-SUITE bathroom and a family bathroom making this a perfect family home. Externally you will find PRIVATE LAWNED REAR GARDENS as well as a DOUBLE GARAGE and DRIVEWAY PARKING for multiple vehicles. In addition the house benefits from income generating SOLAR PANELS owned by the property itself which supplement the electric central heating. The property is ideally placed within a quiet tucked away village position yet only a few minutes from the market town of Bungay.

Council Tax band: E

Tenure: Freehold

- Detached Family Home
- Over 1400 SQFT of Internal Accommodation (stms)
- Sitting Room & Dining Room
- 22' Extended Conservatory Ideal For Entertaining
- Separate Kitchen & Utility Room
- Four Double Bedrooms & Two Bathrooms
- Private Gardens, Double Garage & Driveway Parking
- Solar Panels Providing Income
- Sought After Village Location

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

Approached via Church Road in Earsham, the property offers a large hard standing driveway to the front providing ample parking off road, this in turn leads to the double garage with up and over doors and plenty of storage both on ground level and overhead. The frontage provides lawned gardens as well as pathway to the main entrance door to the front. There is side access to both sides of the house leading to the rear.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hall with the stairs to the first floor landing as well as large understairs storage cupboard and the w/c. To the left of the hallway is the main sitting room with a large window to the front and double sliding doors to the rear into the conservatory. There is a feature fireplace also. Heading in the other direction you will find the separate dining room which overlooks the frontage. The kitchen to rear offers a range of wall and base level units with rolled edge worktops over as well as integrated double eye level oven/grill and induction hob. There is space for various white goods under counter. The utility leads off the kitchen providing further storage as well as space and plumbing for washing machine and fridge/freezer. A door from the utility leads through to the conservatory, an impressive 22' space overlooking the garden with doors onto the garden also.

Heading up to the first floor landing there is a storage cupboard as well as access to all further bedrooms. Located to the front of the house there are two bright bedrooms. To the rear, there are two further bedrooms including the master with a range of fitted furniture and double wardrobes as well as an en-suite bathroom with w/c and hand wash basin and bath with shower over. The final room off the landing is the family bathroom with a w/c, hand wash basin, bath and electric shower over.

## FIND US

Postcode : NR35 2TJ

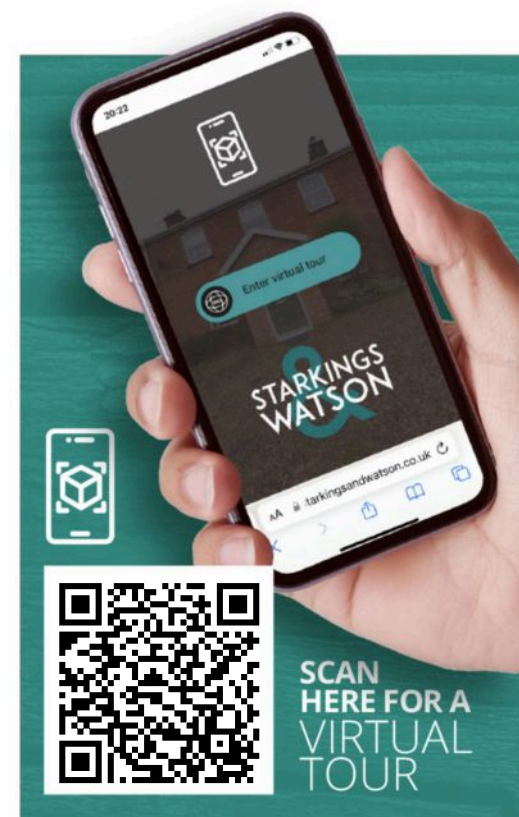
What3Words : ///guarded.tailors.suspended

## VIRTUAL TOUR

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

## AGENTS NOTES

The property benefits from solar panels generating income owned by the property.







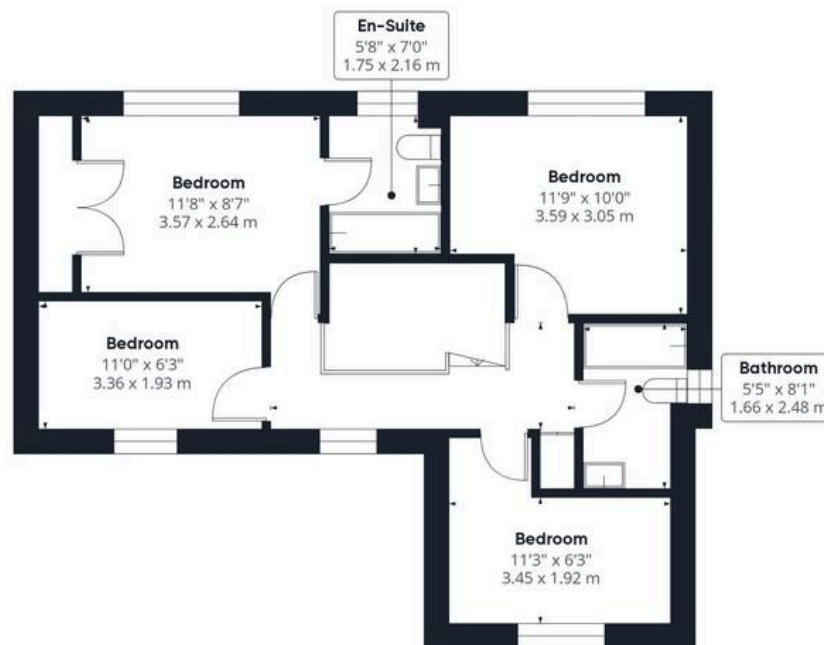
## THE GREAT OUTDOORS

The private rear garden offers a generous expanse of lawn with paved patio ideal for a table and chairs. The garden is bordered with timber fencing surrounding as well as mature trees and shrubs. You will find access to both sides of the garden leading to the frontage.





Ground Floor



Floor 1

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

1436.44 ft<sup>2</sup>

133.45 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



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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 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.