



Station Road, Earsham - NR35 2TS





## Station Road

Earsham, Bungay

NO CHAIN! This charming THREE/FOUR BEDROOM mid-terraced COTTAGE is an attractive period home, thoughtfully extended to offer nearly 1,000 square feet of versatile living space (subject to measured survey). Presented to the market with no onward chain and in very good order, the property is ideal for those seeking a blend of character and practicality. The spacious 26-foot SITTING/DINING ROOM provides a generous area for relaxing or entertaining, while the separate kitchen/dining room to the rear is well appointed and offers ample room for family meals and gatherings. The ground floor also features an ADDITIONAL BEDROOM/STUDY, perfect for guests or those working from home, as well as a convenient ground floor W/C. Upstairs, you will find THREE MAIN BEDROOMS, each with their own unique charm, and a well-proportioned family bathroom. The property's layout has been designed to maximise natural light and create a welcoming atmosphere throughout. Externally, there is a LOW MAINTENANCE REAR GARDEN offering more space than you might expect to find with the benefit of OFF ROAD PARKING BEYOND!





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Attached Period Cottage
- Almost 1000 SQFT Internally (stms)
- 26' Sitting/Dining Room & Separate Kitchen/Dining Room
- Three Main Bedrooms & Additional Ground Floor Bedroom/Study
- Family Bathroom & Ground Floor W/C
- Low Maintenance Rear Garden
- Off Road Parking Space To Rear

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 Station Road in the heart of Earsham, you will find a hard standing and shingled frontage with pathway leading to the main entrance door. To the side of the terrace row there is a shared driveway which also provides access to the off road parking space to the rear of the cottage with a gated access into the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the front there is a small lobby leading into the main reception space measuring 28' (stms) with plenty of natural light. You will find a brick built fireplace as well as the stairs to the first floor landing. Also off the main reception is a door to the ground floor study/bedroom and a separate door into a storage lobby with access to the ground floor w/c. Beyond the reception is the kitchen/dining room, a generous space with sky light and rear access onto the garden. You will find plenty of space for a table as well as door into the garden also. There are wall and base level kitchen units with rolled edge worktops over as well as integrated electric oven and hob with extractor fan. There is freestanding space for all further white goods.

Heading up to the first floor landing you will find three bedrooms and a family bathroom. There are two double rooms and one single with the main bedroom benefitting from a range of built in wardrobes. The family bathroom is nicely panelled with a w/c, hand wash basin and a roll top bath with shower over.

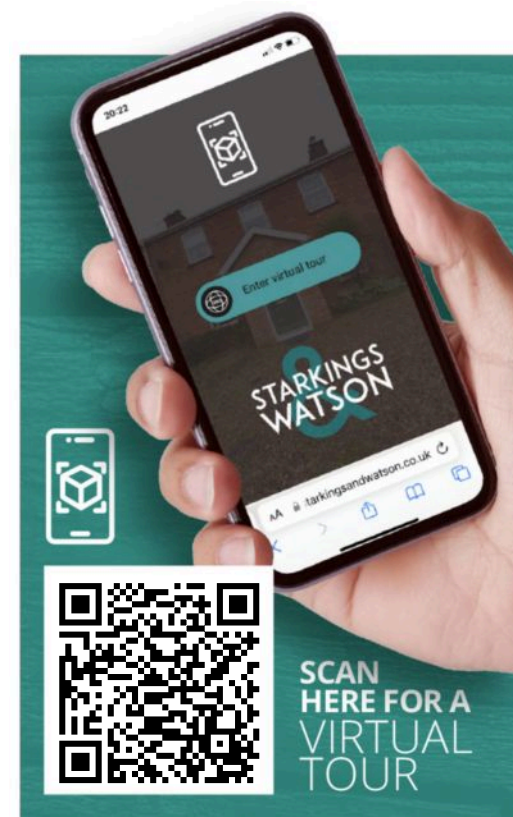
## FIND US

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## VIRTUAL TOUR

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









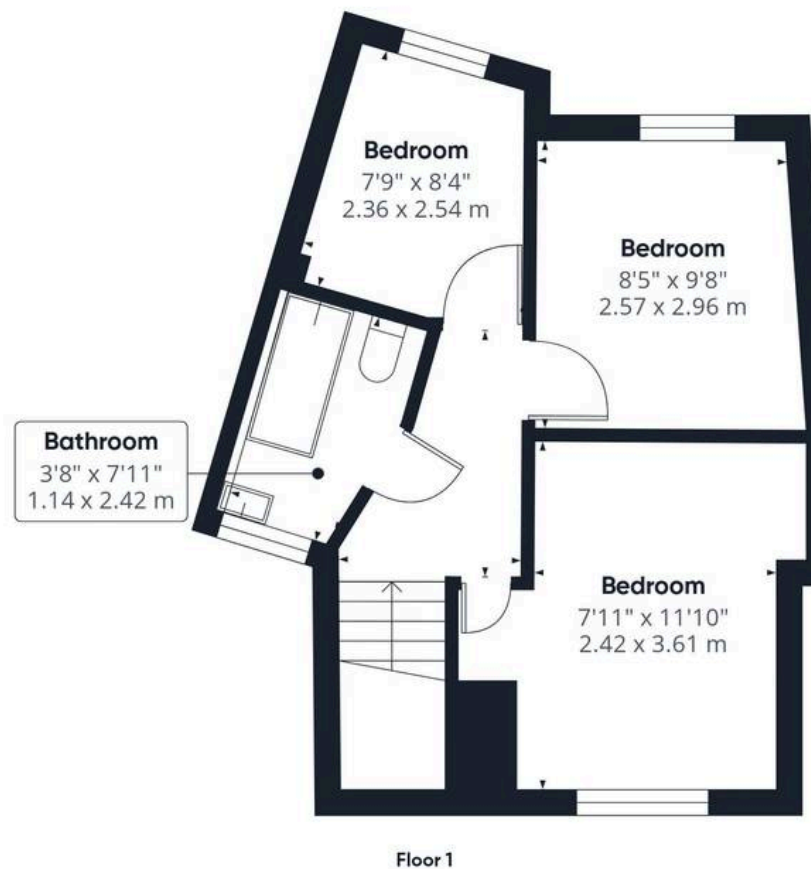
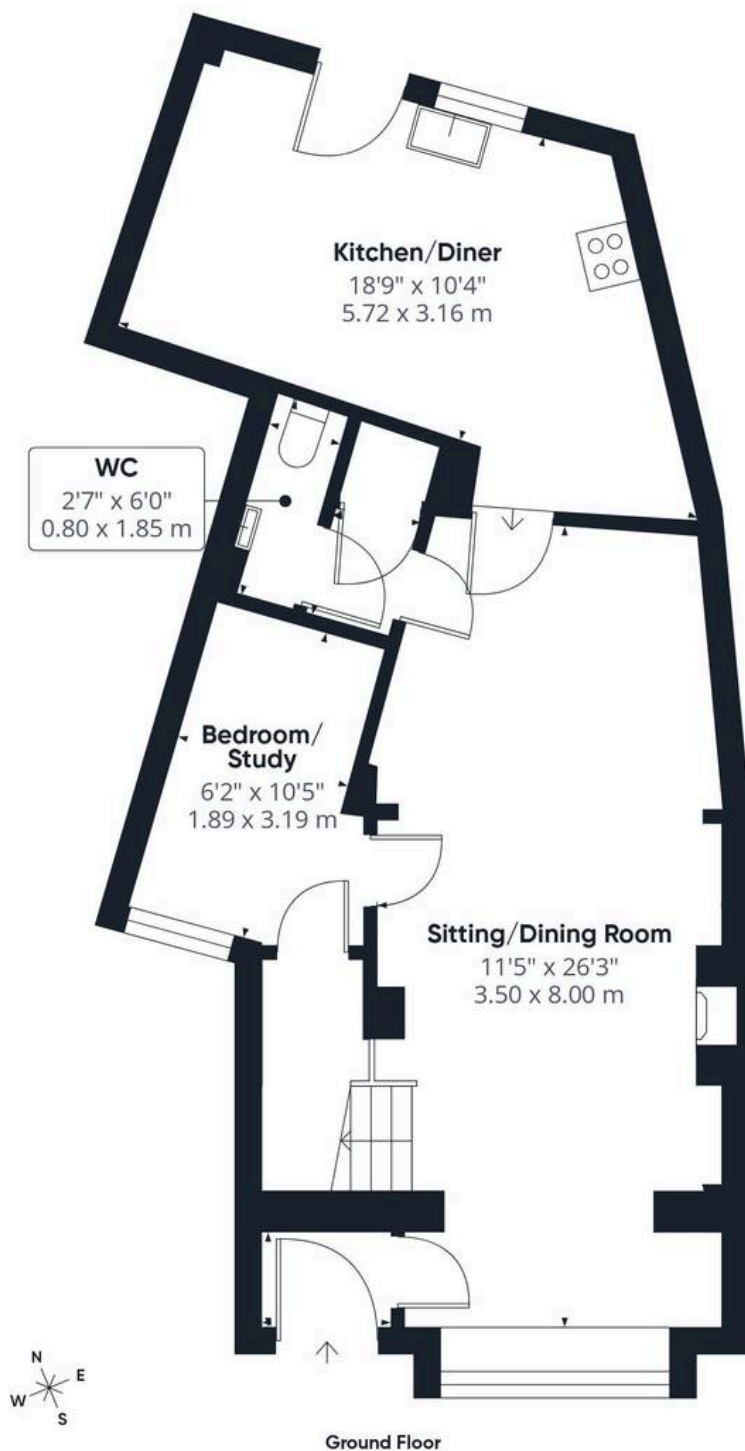


## THE GREAT OUTDOORS

The private rear garden is a pleasant low maintenance space with room for sitting, entertaining and gardening. There is a paved patio initially with a pathway leading down the garden to the rear. There are planting borders as well as a timber garden shed, timber fencing as well as brick walls enclosing and a gate to the rear leading to the shingled parking space.







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

929 ft<sup>2</sup>  
86.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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