



The Street, Earsham - NR35 2TZ

STARKINGS  
&  
WATSON  
HYBRID ESTATE AGENTS



## The Street

Earsham, Bungay

NO CHAIN! Nestled in the heart of a popular village, this charming THREE BEDROOM SEMI-DETACHED COTTAGE presents a wonderful opportunity for first-time buyers or those seeking a home to truly make their own. Offered with no onward chain, the property has been recently re-decorated throughout and provides a blank canvas with huge potential for further improvement and personalisation. The spacious layout includes a welcoming entrance hall, a generous SITTING ROOM with fireplace perfect for relaxing evenings, and a LARGE KITCHEN/DINING ROOM that offers ample space for family meals and entertaining guests. Upstairs, you will find THREE WELL PROPORTIONED BEDROOMS, each offering plenty of natural light, and a family bathroom. The cottage retains a sense of warmth and character, while offering scope for modernisation to suit your own tastes and requirements. Externally there is OFF ROAD PARKING to the front suitable for one vehicle as well as a private, ENCLOSED REAR GARDEN with outbuilding.

The popular village of Earsham offers a small array of local amenities with the market town of Bungay situated only a mile away and within easy walking distance of the cottage.

Council Tax band: B

Tenure: Freehold

EPC

- No Chain!
- Semi-Detached Cottage
- Popular Village Location
- Large Kitchen/Diner & Separate Sitting Room
- Three Double Bedrooms & Family Bathroom
- Private Enclosed Rear Gardens With Outbuilding
- Ideal First Time Purchase
- Blank Canvas With Huge Potential For Further Improvement

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 the The Street In the heart of Earsham there is a shingled frontage with space off road for 1 vehicle and the main entrance door to the front leading into an entrance porch. A side gate also leads from the front to the rear garden.

## THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a porch entrance with space for coats and shoes. A door leads through into the main sitting room with a fireplace, built in storage as well as the stairs to the first floor. A door and steps leads from the sitting room to the kitchen/dining room at the rear of the cottage. The kitchen offers a range of wall and base level units with plenty of space for white goods. There is a door that leads to the kitchen beyond as well as a characterful bread oven and fireplace.

Heading up to the first floor landing you will find three ample double all with plenty of space for storage and soft furnishings. There is also a family bathroom with a bath and shower over as well as w/c and hand wash basin.

## FIND US

Postcode : NR35 2TZ

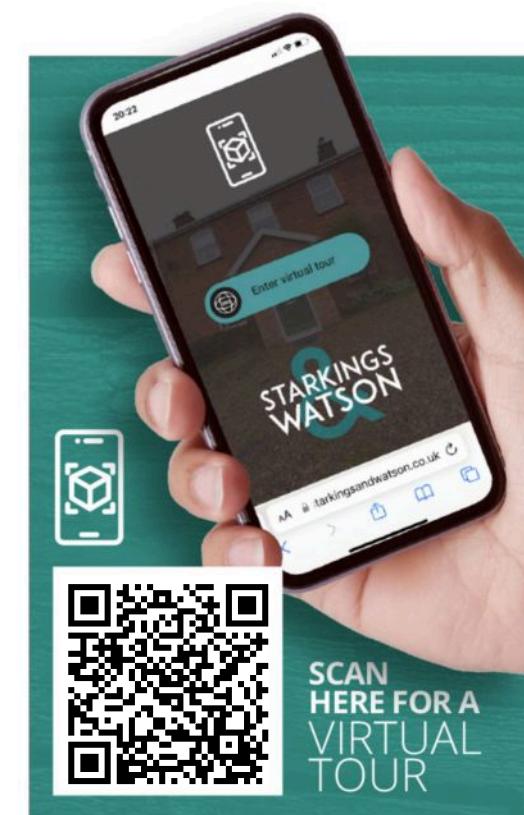
What3Words : ///earful.snooky.refills

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised that the garden section beyond the main garden is not owned by the cottage and is owned by Earsham Hall Estate. It can be rented though by the homeowner for a peppercorn rent under a licence. Service include oil fired central heating, mains drainage and water with mains electricity connected also.



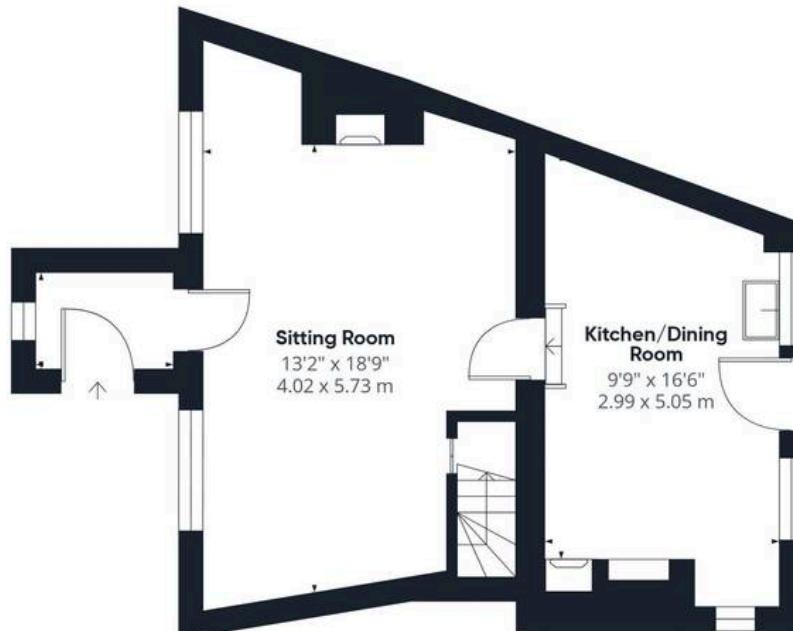




#### THE GREAT OUTDOORS

The rear garden is enclosed and offers a good degree of privacy with a central lawn and hard standing patio. There is a covered wood store as well as brick built outbuilding and a side gate leading to the front. A gate to the rear leads to the other section of garden that can be rented as per the agents note.

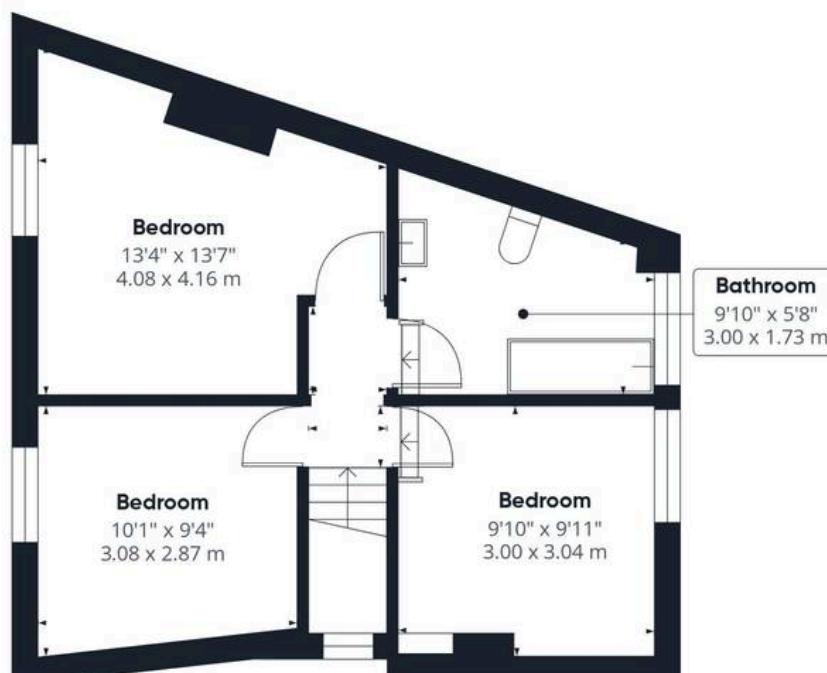




Approximate total area<sup>(1)</sup>

870 ft<sup>2</sup>

80.8 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.





## Starkings & Watson Hybrid Estate Agents

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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.