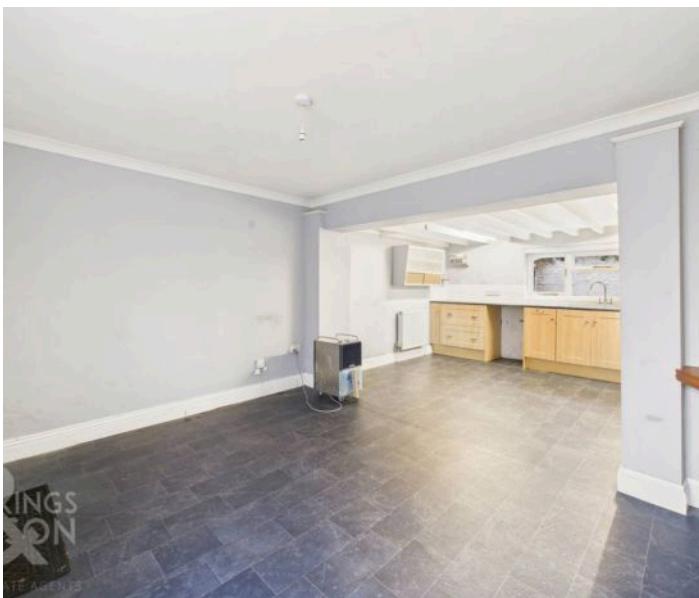




The Street, Earsham - NR35 2SZ

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



The Street

Earsham, Bungay

NO CHAIN! This charming THREE BEDROOM DETACHED PERIOD COTTAGE offers over 1000 square feet of well-proportioned accommodation (stms) and is presented to the market with no onward chain. The property blends CHARACTER FEATURES with practical modern living, creating a welcoming and versatile home. The heart of the property is the impressive 20-foot KITCHEN/DINER and family room, which provides a wonderful space for entertaining and every-day living. A separate sitting room with a WOODBURNER offers a cosy retreat, perfect for relaxing on cooler evenings. Additional ground floor conveniences include a UTILITY ROOM and a SEPARATE W/C, catering to the needs of a busy household. Upstairs, THREE AMPLE BEDROOMS are complemented by a family bathroom and an additional W/C, ensuring comfort and privacy for all residents. The cottage's thoughtful layout and generous proportions make it ideally suited to family life or those seeking a peaceful countryside retreat.

There are private gardens to the front of the cottage in addition to the shingled driveway providing a parking space off road with a rear courtyard access also. The cottage is located in the heart of the popular Waveney Valley village of Earsham within a short walk of the market town of BUNGAY.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Period Cottage
- Over 1000 SQFT of Accommodation (stms)
- 20' Kitchen/Diner/Family Room
- Separate Sitting Room With Woodburner
- Utility & W/C
- Three Ample Bedroom, Bathroom & W/C
- Private Front Gardens & Rear Access

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 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 cottage sits side on to the roadside with the main gardens located to the front. The main entrance door is found to the rear using the secure gated access onto the roadside and a pathway. The entrance leads into a very welcoming entrance hallway at the rear of the cottage.

THE GRAND TOUR

Entering the cottage via the main entrance door to the rear using the courtyard passage there is a welcoming hallway with the stairs ahead to the first floor landing. You will find built in storage cupboard also as well as access to the other rooms on the ground floor. There is a utility space to the left housing space for white goods and storage as well as a door into the w/c. The separate sitting room provides a cosy space benefitting from a fireplace housing a woodburner. There is a door from the sitting room as well as a door from the hallway into the main kitchen/diner/family room. The family room provides excellent extra reception space with a second fireplace as well as door out to the garden. The kitchen beyond offers a range of units with space for white goods and plenty of scope to make your own.

Heading up to the first floor landing there is storage as well as access to the three ample bedrooms. You will find a bathroom with a bath and shower over as well as adjacent and separate w/c. Bedroom wise, there are two comfortable doubles both with storage options and fireplaces. To the rear is a further bedrooms again with built in storage.

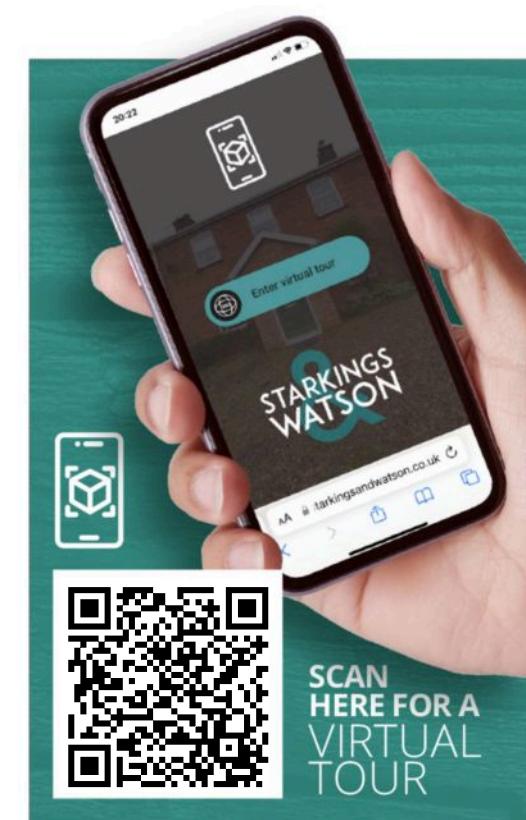
FIND US

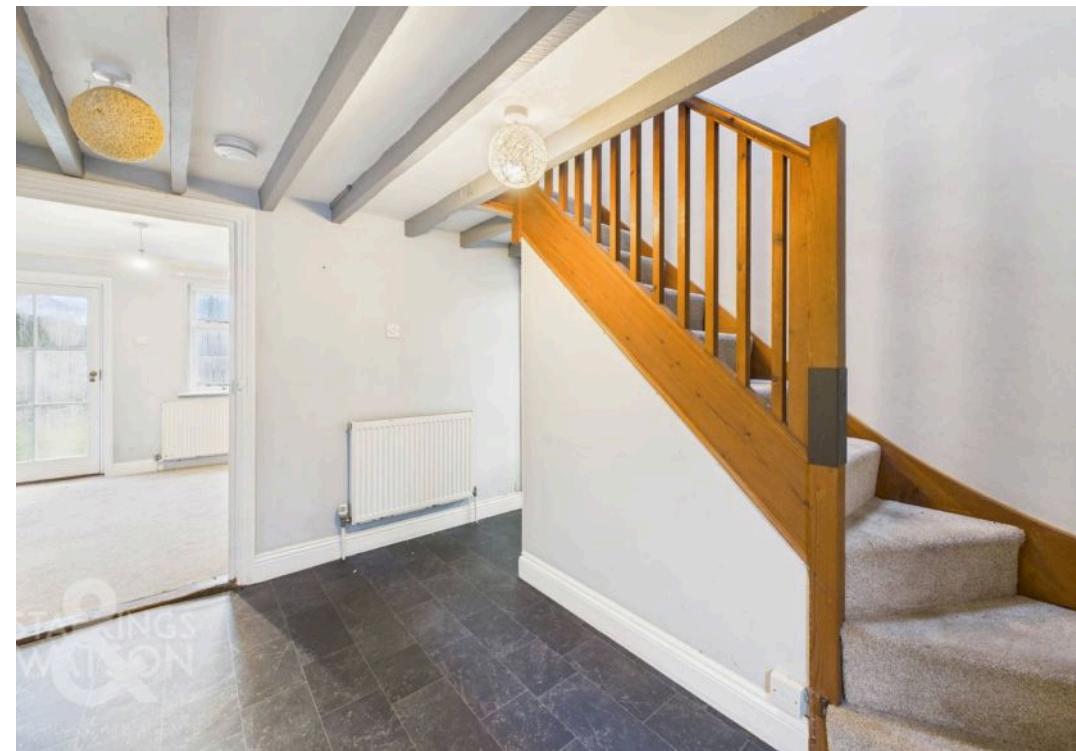
Postcode : NR35 2SZ

What3Words : ///tips.contoured.origin

VIRTUAL TOUR

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

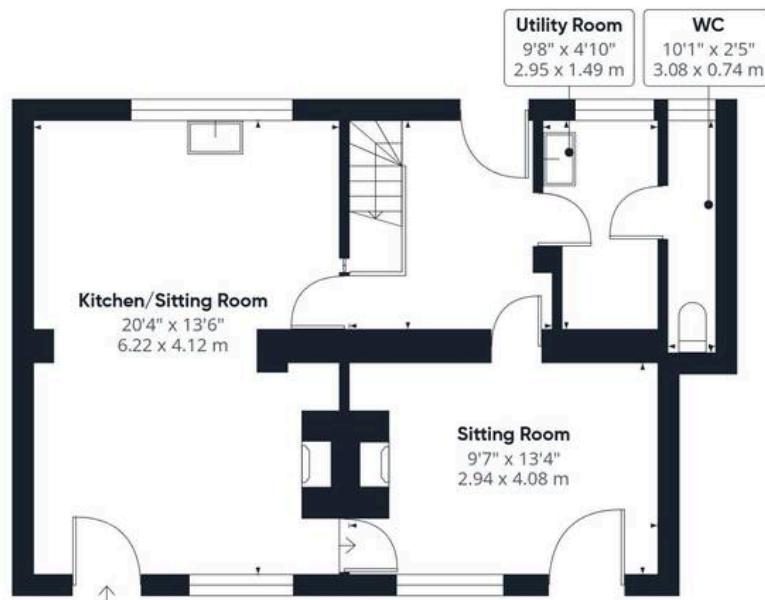




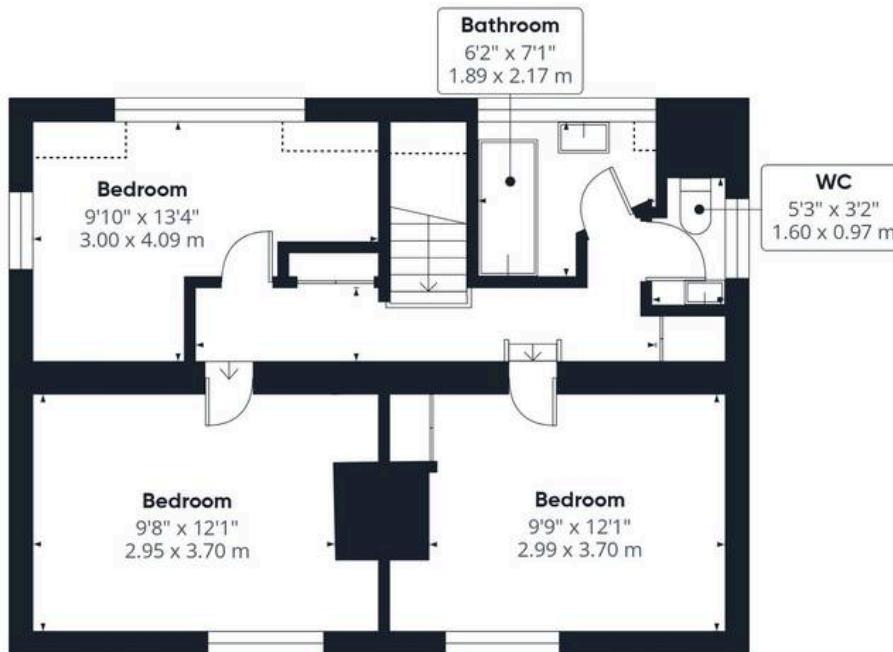


THE GREAT OUTDOORS

The property is approached from the road via a gravel driveway providing valuable off-road parking. The garden is also found to the front and laid principally to lawn bordered by some established trees. To the rear of the property is a versatile courtyard access with gate to the pavement providing an excellent additional outside area. Doors from the main reception rooms lead out to the garden to the front.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1012 ft²
94.1 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.