



Dukesway, Earsham - NR35 2TR





## Dukesway

Earsham, Bungay

Situated on a quiet close, this SEMI-DETACHED HOUSE offers an IMMACULATE living space being FULLY RENOVATED by the current owners to include a fresh redecoration with new carpets and flooring as well as oil central heating throughout. A DUAL ASPECT sitting room offers a bright living space with a NEWLY FITTED KITCHEN on the adjacent side of the home, also with a dual facing aspect and GARDEN ROOM to the very rear overlooking the gardens. In total, THREE BEDROOMS are on offer on the first floor all having use of the rejuvenated SHOWER ROOM on the ground floor. Externally, the rear garden is FULLY ENCLOSED and offers a welcoming space, colourfully planted giving a vibrant and PRIVATE area to enjoy with family and friends where OFF ROAD PARKING can be found to the front and side of the home.

Council Tax band: B

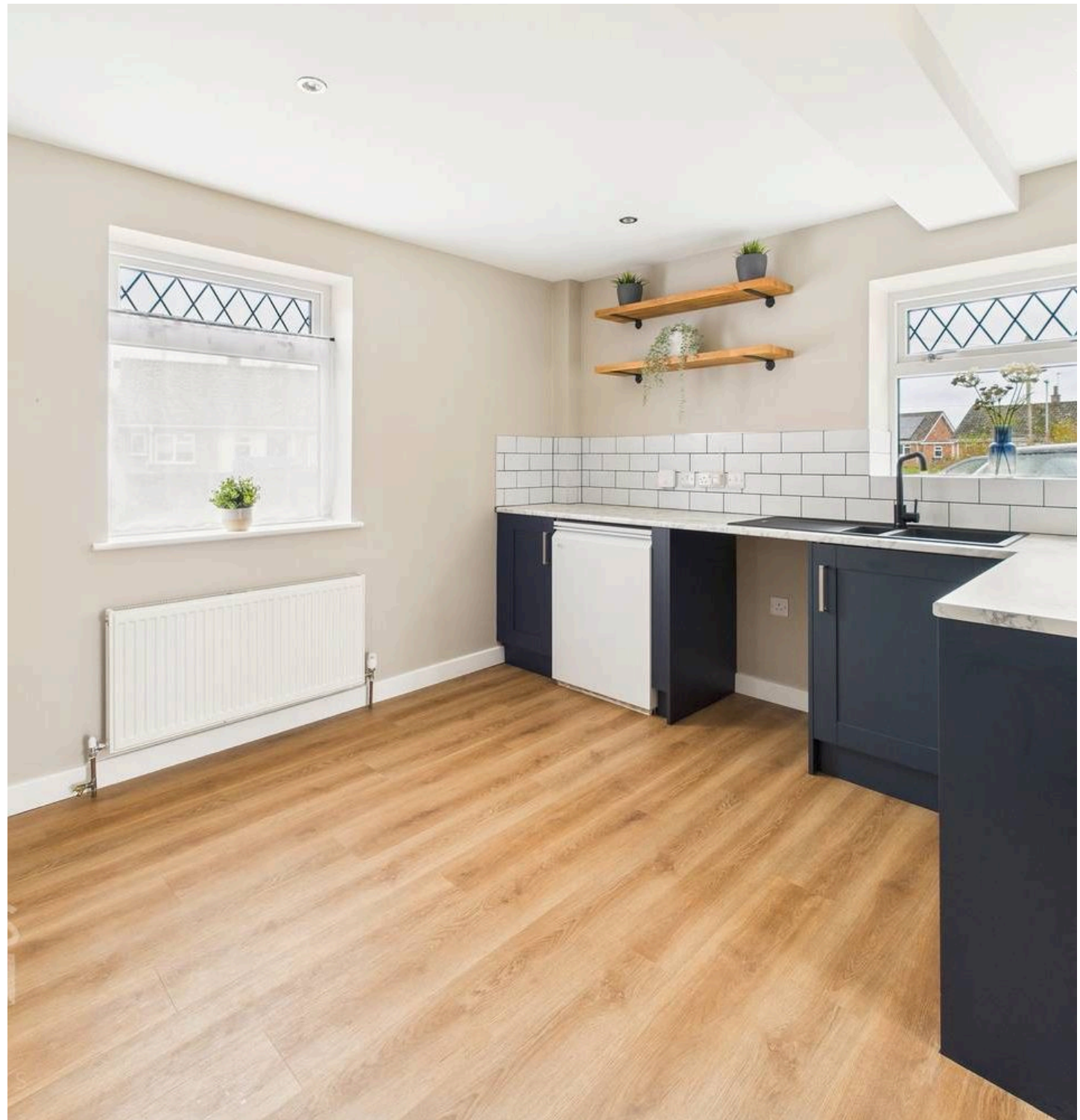
Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi-Detached House
- Rural Village Setting
- Fully Renovated Living Accommodation
- 15' Dual Aspect Sitting Room & Brand New Kitchen
- Fully Updated Shower Room
- Three Bedrooms With New Carpets & Decoration
- Large & Private Rear Garden
- Ample Off Road Parking

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

The property is set down this quiet close where a low level timber fence sits towards the front of the property separating it from the public footpath and street where an opening allows for off road parking on either the tarmac driveway to the left hand side of the home where a five bar swinging gate allows further parking and access to the rear garden or for the shingle parking space towards the very front of the home with colourful planting borders and porch entrance.

## THE GRAND TOUR

Once inside, the porch is the ideal space to slip off coats and shoes before heading into the remainder of the home. Directly ahead a newly fitted kitchen is the first space to greet you with an array of base mounted storage units on either side of the room and tiled splashbacks whilst space remains for multiple freestanding appliances to include a fridge, freezer, dishwasher, washing machine and oven and hob with fitted extraction above. The adjacent side of the property is a dual aspect sitting room laid with wood effect flooring. This space allows natural light to flood the room with uPVC double glazed windows at either side with the added benefit of an under stair storage cupboard. Towards the rear of the home a uPVC double glazed garden room with insulated roofing can be found offering a further reception room and potential dining area laid with wood effect flooring and uPVC double glazed French doors taking you onto the rear garden patio. At the bottom of the stairs a fully refitted shower room offers a corner shower unit with electric shower, low level radiator and frosted glass window to the garden.

The first floor landing grants access into all three of the bedrooms within the home with the slightly smaller double being located in the middle of the property with wood effect flooring and a front facing aspect whilst two very well proportioned double bedrooms sit to either side of this, each laid with carpeted flooring and each offering a dual facing aspect whilst the room to the right also boasts an en-suite WC complete with wood effect flooring and views into the rear garden.

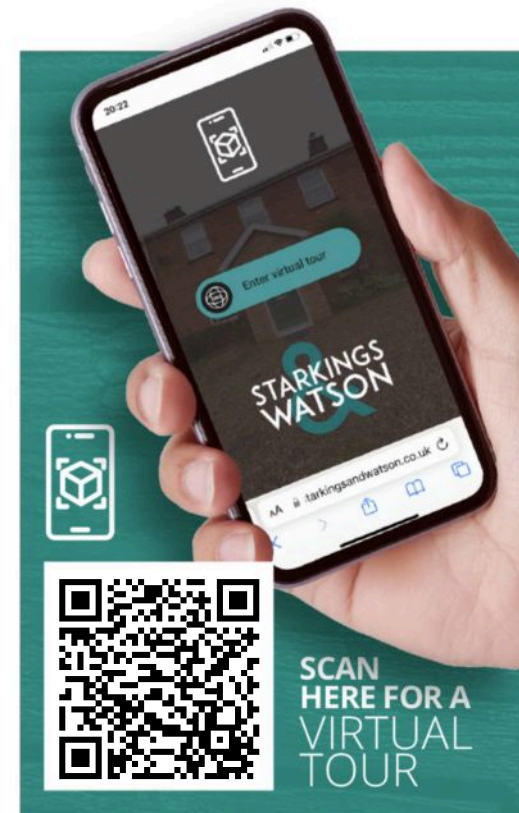
## FIND US

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What3Words : ///trudges.fancied.driftwood

## VIRTUAL TOUR

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





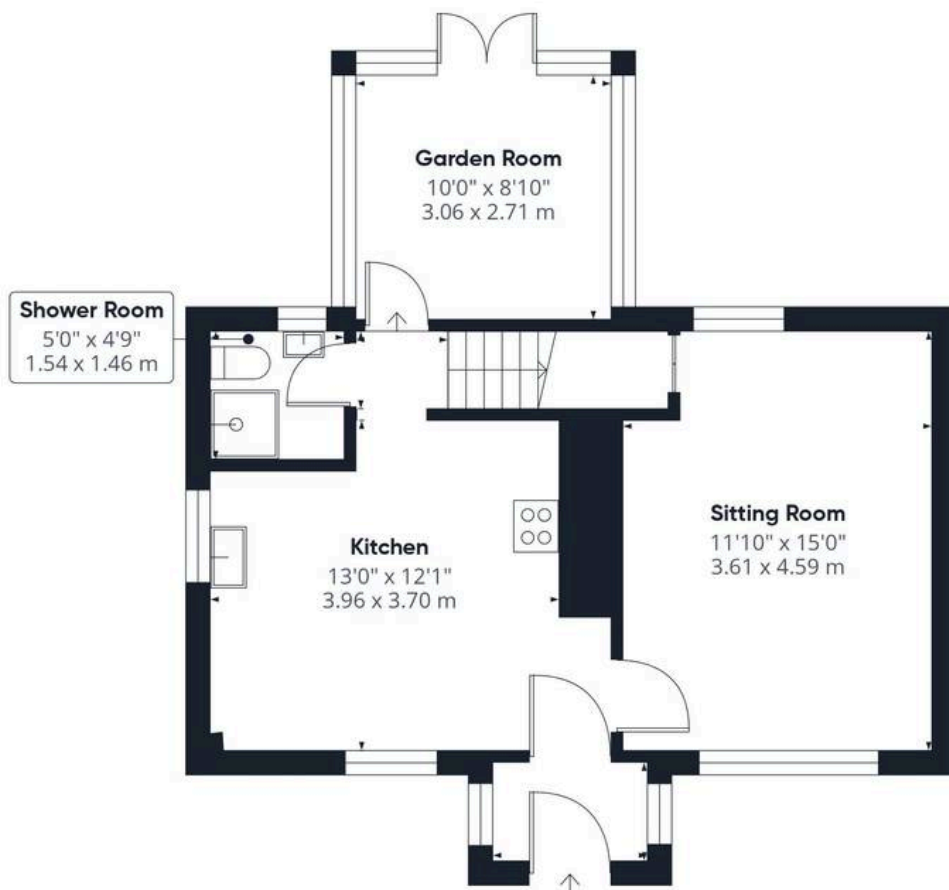




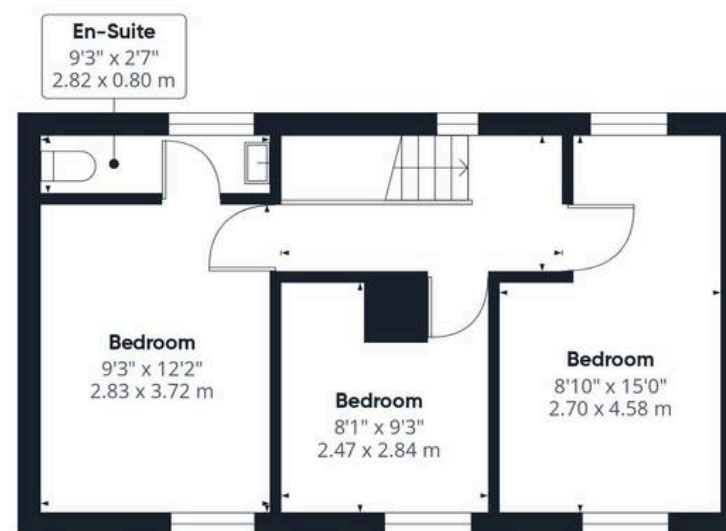
## THE GREAT OUTDOORS

Externally the garden has also been lovingly landscaped by the current owners to offer an attractive and welcoming setting. Initially a flagstone patio seating area creates the ideal space to sit and enjoy the summer sunshine whilst a mixture of well maintained lawns and vibrant colourful planting borders are dotted throughout the remainder of the grounds. Towards the very rear a small wildlife pond and further patio seating area can be found with timber storage shed and greenhouse adding to the aesthetic of the outside space.





Ground Floor Building 1



Floor 1 Building 1

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

880 ft<sup>2</sup>

81.7 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.

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