



The Green, Earsham, Bungay

£1,300 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Cul-De-Sac Location
- ✓ Good Road Access Links
- ✓ Detached Family Home
- ✓ Two Reception Rooms
- ✓ Kitchen & Utility Room
- ✓ Four Bedrooms
- ✓ Gardens to Both Sides
- ✓ Double Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



This SPACIOUS DETACHED FAMILY HOME occupies a RARELY AVAILABLE cul-de-sac setting, with OFF ROAD PARKING, double garage, and TWO GARDENS - offering a lawned expanse and VEGETABLE GARDEN. With a welcoming HALL ENTRANCE, storage can be found under the stairs, with doors to the CLOAKROOM, 16' SITTING ROOM, conservatory, dining room, FITTED KITCHEN with space for appliances, and UTILITY ROOM. The first floor offers FOUR BEDROOMS, including the MAIN BEDROOM with EN SUITE, and further FAMILY BATHROOM. The gardens are mainly laid to lawn, with a BRIGHT and SUNNY ASPECT, with mature planting. Access leads from the rear of the property to a further VEGETABLE GARDEN with enclosed boundaries.

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 2SX), but to help you...Leave the centre of Bungay on Earsham Street, heading towards Earsham. Continue on to Earsham Dam, and over the bridge. Turn left onto Milestone Lane, and left onto The Green. Follow the road to the right, where the property can be found, as indicated by our To Let board.

Providing a private cul-de-sac setting, a hard standing

driveway provides off road parking for several vehicles with access leading to the main entrance door and adjacent double garage.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to side, stairs to first floor landing with storage cupboard under housing electric fuse box, thermostat heating control, telephone point, coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side, coved ceiling.

SITTING ROOM

16' 7" x 11' 3" Max. (5.05m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to rear x2, television point, coved ceiling, double doors to dining room, double glazed sliding patio door to:

CONSERVATORY

10' 10" x 9' 5" Max. (3.3m x 2.87m) Of brick and uPVC construction with uPVC double glazed windows to front, side and rear, uPVC double glazed French doors to front, fitted carpet, wall lighting, vaulted ceiling.

DINING ROOM

12' 1" x 9' 5" Max. (3.68m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling, door to:

KITCHEN

13' x 7' 10" Max. (3.96m x 2.39m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan, tiled flooring, space fridge freezer and dishwasher, uPVC double glazed window to front x2, door to entrance hall, coved ceiling, door to:

UTILITY ROOM

7' 11" x 4' 6" (2.41m x 1.37m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine, continued tiled flooring, uPVC double glazed window to front, double glazed door to side, wall mounted electric central heating boiler, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing solar water controls, uPVC double glazed window to front, coved ceiling, doors to:

BEDROOM

10' 10" x 9' Max. (3.3m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to side, television point, coved ceiling.

DOUBLE BEDROOM

14' 1" x 8' 6" (4.29m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to side, television point, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with electric shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, shaver point, coved ceiling with extractor fan.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to front, coved ceiling with extractor fan.

DOUBLE BEDROOM

9' 4" x 8' 6" Max. (2.84m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to side, television point, built-in double wardrobe with sliding mirrored doors, coved ceiling.

BEDROOM

10' 10" x 6' 10" Max. (3.3m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling.

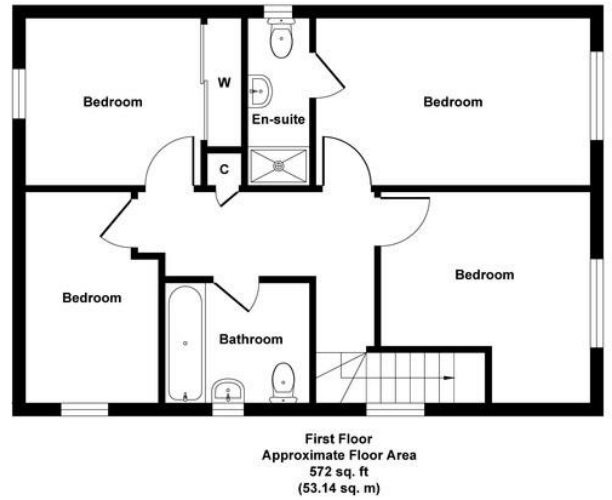
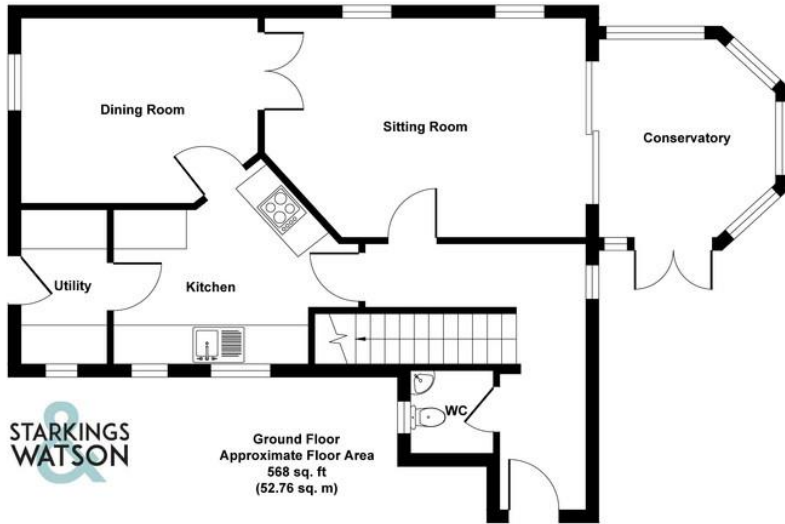
OUTSIDE

The property sits centrally within its plot with gardens to the left and right hand boundaries. Firstly, leaving the property via the conservatory the main lawned garden can be found with patio space and a range of mature planting all enclosed with timber panelled fencing. Gated access leads to the front driveway whilst a footpath leads to rear of the property which in turn opens up to the left hand garden which offers a working garden with raised vegetable plots and further lawned garden. Huge potential exists to further landscape the garden making use of its bright and sunny aspect and private setting.

DOUBLE GARAGE

16' 6" x 16' 6" (5.03m x 5.03m) Up and over door to front x2, storage above, power and lighting.





Approx. Gross Internal Floor Area 1140 sq. ft / 105.90 sq. m

Agents Note: 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