



MM

The Street, Earsham
Bungay, Norfolk

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Offered CHAIN FREE, this extended, four bedroom semi-detached family home is ideally situated in the heart of the popular Norfolk/Suffolk border village of Earsham. The property occupies a generous plot offering ample parking and frontage, carport and garage, whilst at the rear we find a generous westerly facing garden. Internally the accommodation boasts sitting room, family dining room, kitchen, bathroom and w/c on the ground floor whilst upstairs we find the impressive master bedroom with dressing area and three further bedrooms. Viewing is essential.

Accommodation comprises briefly:

- Sitting Room • Dining Room
- Kitchen • Bathroom & Separate W/C
- Master Bedroom
- Bedroom Two & Three (Doubles)
- Bedroom Four (Single)
- Ample Off Road Parking
- Car Port & Garage
- Attractive West Facing Garden



Property

Stepping through the front door of this superb family home we are welcomed by the entrance hall where our stairs rise to the first floor and an original panel door opens to the sitting room. The sitting room provides a cosy yet surprisingly spacious room, a large window fills the room with light whilst the wood burning stove provides a cosy focal point. Tiled flooring benefits from underfloor heating which flows throughout the entire ground floor. At the rear we step into the spacious dining room which flows open plan to the kitchen, this superb family space is the hub of day to day living and entertaining, two storage cupboards feature along with a walk in pantry. French doors open from the kitchen to the garden whilst a skylight window further enhances the light in the two spaces. A range of fitted units line the kitchen set below solid wood worksurfaces. Space is made for our kitchen appliances and a double butler sink completes the contemporary feel to the kitchen. A door from the dining room opens to the rear lobby where we find the bathroom and separate w/c. Modern fittings finish these two spaces and the bath benefits from a shower above. Climbing the stairs the landing splits to the first three bedrooms in the original house and the master in the extension. To the left we find three spacious rooms, two generous double rooms benefitting from built-in storage and a very comfortable single room looking onto the rear garden. The master bedroom completes the accommodation, at over 17.7ft this exceptional space enjoys a dual aspect filling the room with light, fitted wardrobes feature in the dressing area whilst ample space is made for a king size bed.







Outside

From The Street we approach the property via the generous driveway which provides ample parking and opens to the garden frontage, a path leads to the front door whilst the drive extends under the open carport which in-turn leads us to the garage at the rear. From the carport a door opens to the rear lobby and we find an external store room. At the rear this impressive garden space offers an area of patio which leads onto the extensive lawns, all of which enjoys the westerly aspect. French doors open from the kitchen to the patio, ideal for summer entertaining.

Location

This property is situated footsteps from the Village Green and The Earsham Queen, in the heart of the peaceful rural village of Earsham, one mile west of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric central & underfloor heating, wood burning stove. Mains electricity, drainage and water.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2TZ

What3Words: ///convert.assess.lateral

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

O.I.E.O: £300,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

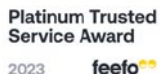
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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