

Queensway,
Earsham, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Set in fantastic gardens extending to 0.25 acres (stms) we are pleased to offer this three bedroom, semi-detached, family home situated in the popular Norfolk/Suffolk border village of Earsham. The property boasts a delightful kitchen, generous sitting room and exceptional garden room looking onto the extensive south facing rear gardens. At the front a large drive offers superb parking. Viewing is essential to fully appreciate the space and position on offer.



Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- 20.ft Garden Room
- Rear Lobby
- Shower Room
- Two Double Bedrooms
- Single Bedroom
- Generous Driveway
- Extensive South Facing Gardens

Property

Entering the property through the front door we are welcomed into the entrance hall where doors open to both the sitting room and kitchen/breakfast room. On the right the sitting room provides a bright and spacious feel with a window looking to the front and a door leading into the garden room. Across the hall the superbly presented kitchen/breakfast room has been re-fitted with a range of shaker style units set against contrasting timber effect work surfaces. Two windows fill the room with natural light and a breakfast bar offers a great spot for informal dining or to simply enjoy a morning coffee. A fitted oven, hob and extractor feature along with an integrated dishwasher. Two pantry style cupboards are set to the wall and a door opens to the rear lobby. Here we find the stairs rising to the first floor, a door opens to the shower room and a door to the garden room. The garden room spans the rear of the house and provides a superb space to enjoy the gardens throughout the year. A singular side door and double French doors open to the patio, perfect when summer entertaining. A door inside opens to a fantastic cupboard perfect for our coats and boots. On the first floor the landing leads independently to all three bedrooms. At either end we find the two generous double rooms both enjoying a dual aspect, providing a view of the gardens and green spaces to the front. The third bedroom is a good sized single room currently used as a work space.























Outside

Approached from this quiet cul-de-sac we are welcomed by an extensive brick weaved driveway that allows ample parking and turning to the front of the home. An area of garden brings colour to the space whilst established but well kept laurel hedging frames the frontage. The drive leads directly to the front door whilst a path to the side leads via a gate to the rear. The grounds total 0.25 acre (stms). The rear garden enjoys the southerly aspect and is extensive! Doors from the garden room open to a large patio ideal for summer entertaining, whilst the main of the garden is laid to lawn with a variety of planted trees and border beds. Timber fencing encloses the spaces whilst three timber sheds offer excellent storage. The shed closest to the house is equipped with plumbing and power, and the second shed also includes power.

Location

Earsham is a peaceful Norfolk/Suffolk border village sitting just west of the market town of Bungay. The village itself enjoys a local pub and active community whilst Bungay boasts 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.and a travelling time of 91 minutes. The unspoiled 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
Oil Fired Central Heating, Mains Electricity, Water & Drainage.

Energy Rating: D

Local Authority:
South Norfolk District Council
Tax Band: B
Postcode: NR35 2TG

What3Words: ///courage.shadows.appointed

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.

Guide Price: £295,000



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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