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Corner Cottage
Earsham, Suffolk

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ESTATE AGENTS

Situated in the heart of the popular Norfolk/Suffolk border village of Earsham, this attractive cottage boasts three bedrooms, generous living space, a delightful garden and enjoys views over the village green. Inside, much of the original charm of the property remains whilst the generous rooms fit perfectly with modern day living. Outside, a generous garden offers a covered terrace, patio and lawn whilst double gates open from the road allowing off-road parking (no drop kerb) and we find a timber garage/workshop. Viewing is essential to fully appreciate the setting and accommodation on offer.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Lobby
- Conservatory
- Master Bedroom
- Second Double Bedroom
- Bedroom Three
- Shower Room
- Generous Garden

Property

Stepping through the front door of Corner Cottage, the original character and surprising proportions are instantly apparent. The sitting room welcomes us into the property, where two large windows fill the space with light and enjoy the views toward the village green. A brick fireplace houses the multi-fuel stove, which powers the heating system throughout the home. Exposed beams and timber-effect flooring add to the original feel of the home, whilst our stairs rise to the first floor. Stepping to the rear we enter the kitchen/dining room. A second impressive space that offers an extensive range of wall and base units that contrast against the tiled flooring, the kitchen is fitted with a dishwasher, double oven, hob and extractor, whilst space for the fridge freezer and washing machine are found. Two windows look through the conservatory and lobby area to the gardens and ample space is made for family dining and entertaining. Stepping through the timber door at the side, we pass the lobby area and step into the conservatory. This generous room provides a superb addition to the space and offers the perfect spot to enjoy the garden throughout the year. Practical tiled flooring lines the room, and French doors open to the covered seating area and patio. Back in the sitting room, we climb the stairs to the first-floor landing. Here we are met by the single bedroom and the first double room. The single bedroom currently serves as an office for our vendor and enjoys the views over the green. The double bedroom is set to the rear and looks onto the garden. The landing continues to the shower room, main bedroom and large airing cupboard. The shower room has been recently refitted, providing a double-width walk-in shower, w/c and wash basin set against attractive tiled walls. Completing the accommodation, the main bedroom again enjoys the views to the front aspect and offers a comfortable double room with a wrought iron feature fireplace.









Outside

The property is situated on the Junction of The Street and Station Road, enjoying a view over the village green and just a few steps from the well-regarded Earsham Queen, a popular village pub. The front door directly accesses the property from the pavement, whilst to the side we find double gates which open to the garden. The garden enjoys covered seating leading from the conservatory, which opens to the extensive patio. An area of lawn is currently enclosed by picket fencing, where a raised timber deck provides further seating, and a shingle border has raised planters. A timber garage/workshop is set to the front boundary and has power and light, whilst the large double gates allow you to access with a vehicle, the pavement is shallow and no official drop kerb is in place.

Location

This property is situated looking over the village green in the popular Norfolk/Suffolk border village of Earsham. Earsham is a peaceful rural village just outside the market town of Bungay enjoying a vibrant community. 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 is 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

Heating via dual fuel back burning stove.
Mains drainage, electricity and water.

Energy Rating: E

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR35 2TY

What3Words: ///repaying.slime.deprive

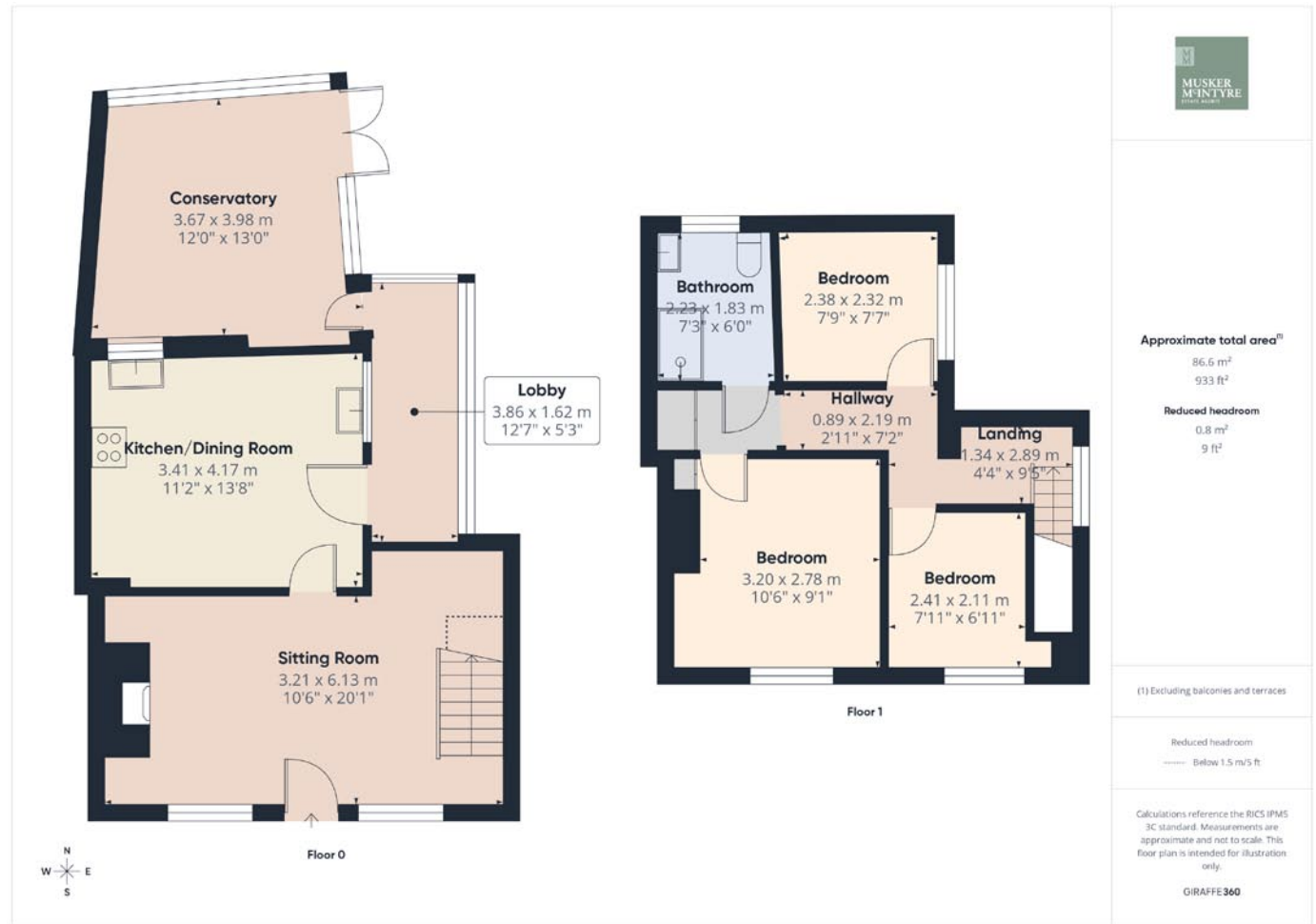
Tenure

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: £270,000



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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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