



12 Waveney Crescent, Earsham

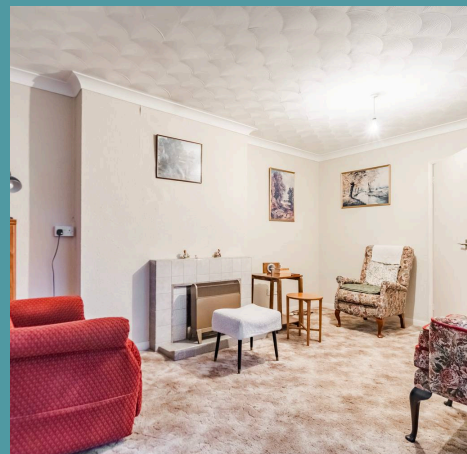
12 Waveney Crescent

Earsham, Bungay

Situated in the charming village of Earsham, this delightful detached bungalow awaits its next owner. With its convenient single-floor layout, wonderful outdoor space, and proximity to local amenities, this property presents a unique opportunity to acquire a home with comfort and convenience in the heart of a vibrant village community. Don't miss your chance to make this beautiful home yours and enjoy the lifestyle it offers.

LOCATION

Earsham is a small village located in the district of South Norfolk, in the county of Norfolk. Situated near the town of Bungay, around 2 miles to the east. Situated along the A143 road, Earsham lies in a rural area, surrounded by farmland and natural landscapes. The village is part of the civil parish of Earsham, which includes both the settlement and its surrounding countryside. It is located near the Norfolk-Suffolk border, offering access to both regions. Earsham's proximity to Bungay gives residents and visitors easy access to amenities, historical sites, and transport links, such as the A143 to Norwich and Lowestoft. The River Waveney, which marks the border between Norfolk and Suffolk, runs nearby, contributing to the area's scenic beauty.



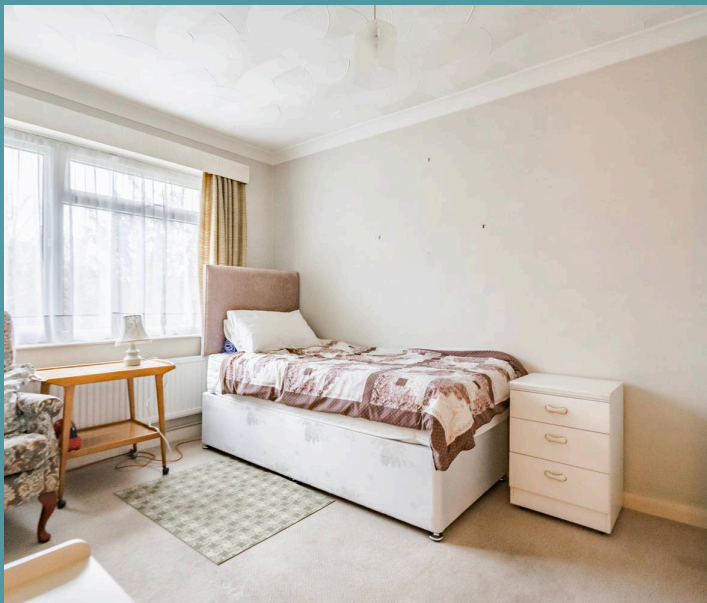


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As you approach the house, a feeling of warmth and homeliness welcomes you. A driveway provides off-road parking, whilst the garage offers storage options. Step inside, and you will find everything you need conveniently located on a single floor. The comfortable sitting room is bathed in natural light, creating a bright and inviting space to relax and unwind after a long day. The kitchen is ready for your own personalisation, fitted with units and a traditional Aga cooker, to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The property features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a study, dining room or snug, depending on your own requirements. The shower room completes the accommodation, comprising of a three piece suite.



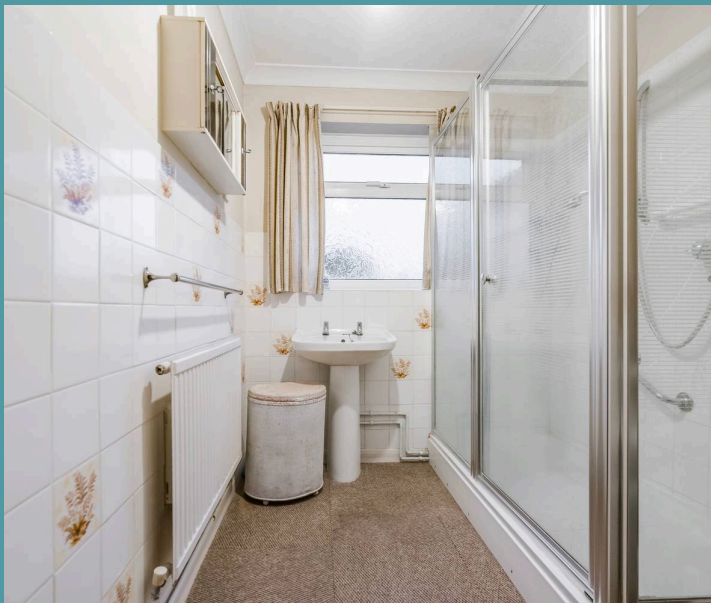
Towards the rear you'll find a maintained garden, offering endless possibilities for outdoor activities and enjoyment. With the addition of a greenhouse and vegetable patch, suitable for garden enthusiasts. There is ample amount of space for a wooden storage shed or summerhouse. Overall, it is fully enclosed so you can enjoy in seclusion.



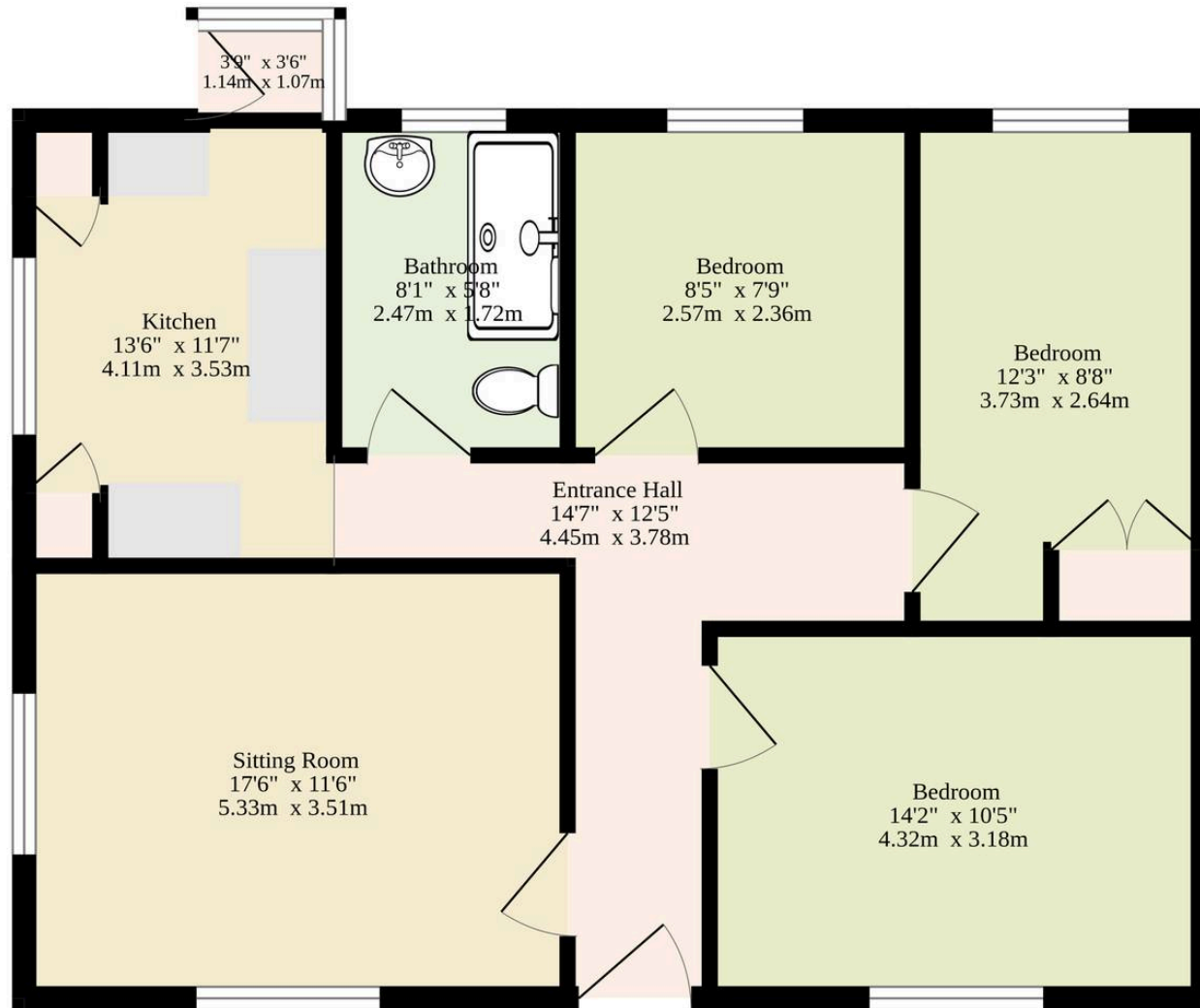
12 Waveney Crescent

Earsham, Bungay

- Charming detached bungalow down a quiet cul-de-sac
- Full of potential
- Everything you need on a single floor
- Comfortable sitting room filled with an abundance of natural light
- Fitted kitchen, ready for you own personalisation
- Three bedrooms & a bathroom
- Enclosed rear garden, offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking & a garage for storage options
- Walking distance to the village hall and The Queens Head pub
- Community feel within the village of Earsham



Ground Floor
68 sq.ft. (6.3 sq.m.) approx.



Sqft Does Not Include Storage Cupboards

TOTAL FLOOR AREA : 68sq.ft. (6.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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