

18 The Green, Earsham

Minors & Brady

18 The Green

Earsham, Bungay

Occupying a desirable position within a quiet cul-de-sac in the popular village of Earsham, this impressive detached family home offers spacious and highly versatile accommodation, perfectly suited to modern family living. Showcasing four well-proportioned bedrooms, including a principal suite with en-suite, the property features a generous living room, separate dining room, an open-plan kitchen/breakfast room forming the heart of the home, a useful utility room and a flexible snug ideal as a home office, playroom or additional bedroom. Outside, a large rear garden provides excellent space for entertaining with its patio, BBQ area and pizza oven, alongside a sweeping lawn and established planting, while a driveway, detached double garage and solar panels further enhance this outstanding family home.

The Location

The Green enjoys a central position within the village of Earsham, a well-established south Norfolk village situated on the edge of the Waveney Valley, close to the Norfolk and Suffolk border. The setting appeals to a broad range of buyers, from families seeking access to local schooling and outdoor space, to professionals and commuters looking for a village environment without sacrificing convenience.

For everyday amenities, the neighbouring market town of Bungay, approximately two miles away, provides a comprehensive range of services including independent shops, cafés, restaurants, pubs, supermarkets, healthcare facilities and leisure amenities. Further retail provision can be found in Diss, Beccles and Norwich, while nearby Ditchingham and Harleston add to the selection of local businesses and services. The area is particularly well served by independent food retailers, farm shops and traditional village pubs, reflecting the rural character of the surrounding countryside.

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Families are well catered for with a range of educational options within the locality. Earsham CE VA Primary School serves the village, while secondary education is available nearby at Bungay High School. The wider area also offers access to a number of well-regarded independent schools including Langley School near Loddon, Framlingham College and Norwich School. This combination of local and independent education contributes to the area's enduring appeal for families relocating from both Norfolk and Suffolk.

The A143 provides direct access to Diss, where the mainline railway station offers regular services to Norwich, Ipswich and London Liverpool Street, making the area a practical choice for commuters. Norwich, approximately 16 miles away, provides extensive shopping, cultural attractions, higher education facilities and an international airport. Regular bus services connect Earsham with surrounding towns and villages, supporting day-to-day travel throughout the region.

The surrounding landscape is one of the location's defining features. Residents can enjoy walks along the River Waveney, explore the nearby Broads National Park, or venture towards the Suffolk Heritage Coast for days by the sea. Popular destinations including Beccles, Southwold and Aldeburgh are all within comfortable driving distance, while the countryside surrounding Earsham offers an extensive network of footpaths, bridleways and quiet country lanes.

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Upon entering, a spacious and welcoming entrance hall immediately sets the tone for the accommodation beyond. Bright and airy throughout, this practical space provides plenty of room for coats, shoes and everyday essentials, creating an ideal first impression for residents and visitors alike. A conveniently positioned ground floor WC adds further practicality.

The principal reception spaces have been carefully arranged to offer both versatility and connectivity. The generous sitting room is flooded with natural light and provides an inviting environment for relaxing with family or entertaining guests. Internal double doors open seamlessly into the adjoining dining room, creating an effortless flow between the living spaces when desired, whilst also allowing each room to function independently. The dining room is perfectly suited to both formal and informal gatherings and benefits from a further set of double doors opening directly onto the rear garden, encouraging indoor and outdoor living throughout the warmer months.

Forming the heart of the home, the impressive open-plan kitchen and breakfast room has been thoughtfully designed with both functionality and family life in mind. Fitted with an extensive range of cabinetry, the kitchen offers excellent storage and preparation space alongside a range-style oven and integrated dishwasher. There is ample room for additional appliances and casual dining, creating a sociable environment where family and friends can naturally gather throughout the day. Whether preparing meals, helping with homework or enjoying a morning coffee, this versatile space is perfectly suited to modern family living.

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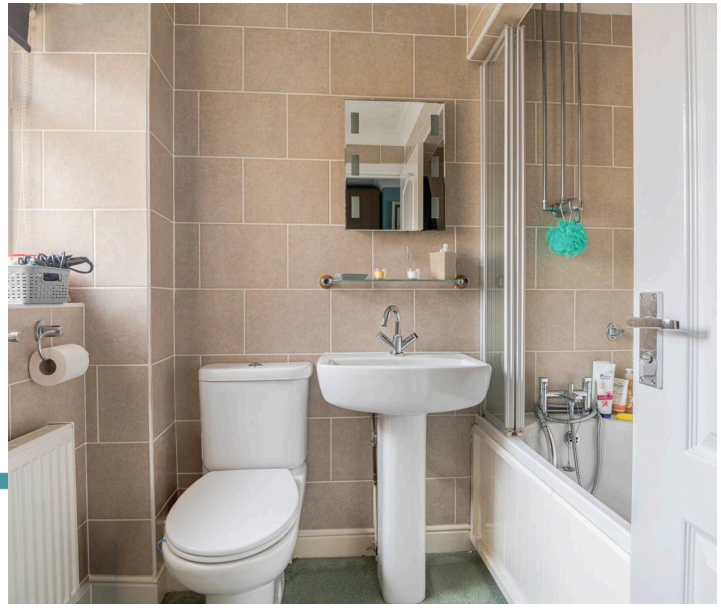
Complementing the ground floor accommodation is a highly practical utility room, providing dedicated space for laundry appliances and helping to keep the main living areas organised and clutter-free. In addition, a flexible snug offers valuable extra accommodation that can be tailored to suit individual requirements. Equally well suited as a home office, playroom, hobby room or ground floor bedroom, it provides flexibility rarely found in many family homes.

The first floor continues to impress, with four well-proportioned bedrooms arranged around a central landing. Each room offers a comfortable and private setting, ideal for growing families or those requiring guest accommodation. The principal bedroom serves as an attractive sanctuary and benefits from the added luxury of a private en-suite bathroom, providing convenience and privacy for the homeowners.

The remaining bedrooms are all generously sized and are served by the family bathroom, which is fitted with a three-piece suite comprising a bathtub, hand wash basin and WC. A heated towel radiator adds a practical finishing touch, ensuring comfort throughout the year.

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Externally, the property enjoys a particularly impressive rear garden that has been designed to maximise enjoyment of the outdoor space. A generous patio area provides the perfect setting for al fresco dining and outdoor entertaining, while the dedicated barbecue area and pizza oven create an ideal environment for hosting family and friends. Beyond the patio, a sweeping lawn offers extensive space for children to play or keen gardeners to enjoy, complemented by established planting beds that provide seasonal colour and interest. A timber shed offers additional storage for gardening equipment and outdoor essentials.

To the front, the driveway provides ample off-road parking and leads directly to the detached double garage, which has been boarded for storage use, creating a highly practical addition to this already well-equipped family home.

Agent's Note

This property will be sold freehold.

Electric heating system.

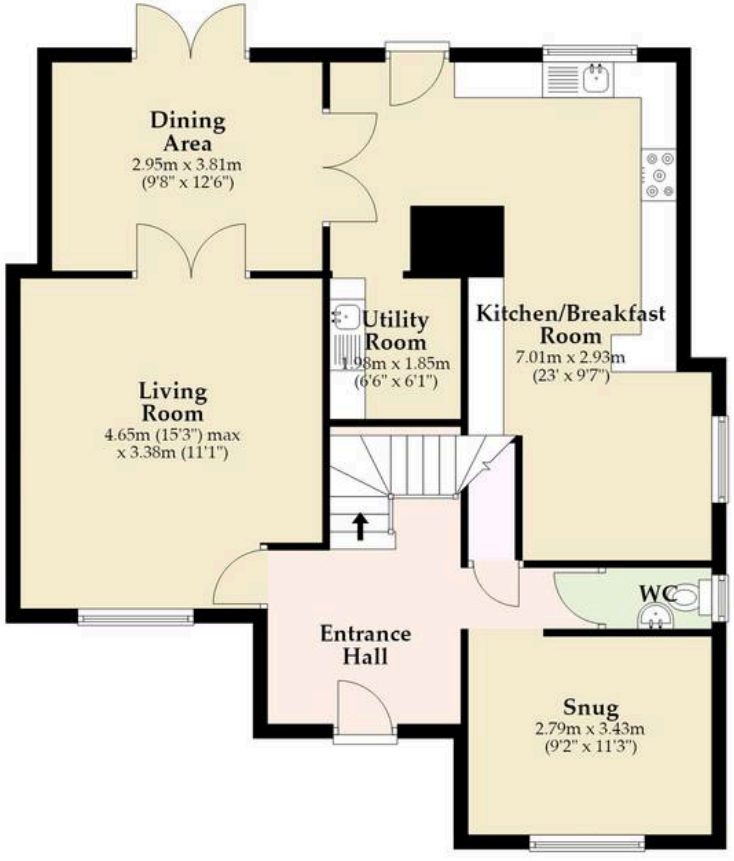
Connected to mains water, electricity and drainage.

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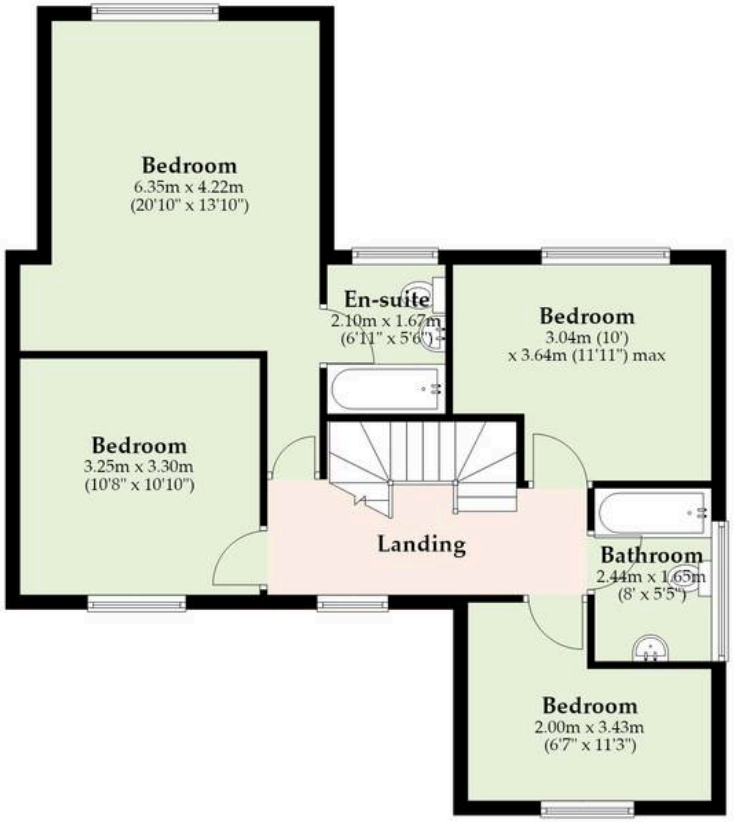
Ground Floor

Approx. 84.7 sq. metres (912.2 sq. feet)



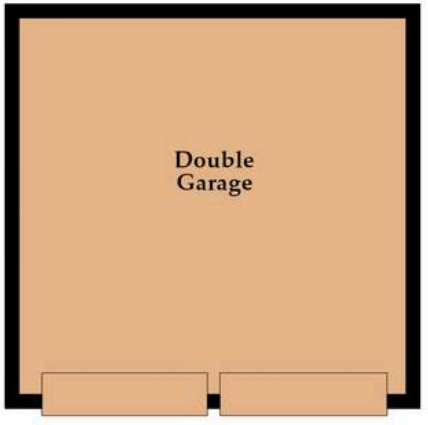
First Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Double Garage)



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Total area: approx. 152.5 sq. metres (1641.3 sq. feet)

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.
Plan produced using PlanUp.

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