



Hempnall Road, Woodton, Bungay

Guide Price £330,000 - £340,000 Freehold

Energy Efficiency Rating : F

- ✓ End Of Terrace Cottage
- ✓ Abundance Of Character Features
- ✓ Cleverly Extended To Rear
- ✓ Kitchen/Dining Room With Vaulted Ceiling
- ✓ Two Further Characterful Receptions
- ✓ Three Bedrooms
- ✓ Private Gardens With Outbuildings
- ✓ Ample Driveway Parking

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





MOTIVATED VENDORS. This CHARMING end of terrace CHARACTER COTTAGE is full of period features but has also been cleverly EXTENDED TO THE REAR creating a STUNNING KITCHEN/DINING ROOM with VAULTED CEILING. The cottage also boasts TWO FURTHER RECEPTIONS, one of which has an INGLENOOK FIREPLACE with WOODBURNER. There is also a family bathroom and bedroom on the ground floor. On the first floor, TWO CHARACTERFUL BEDROOMS complete the internal accommodation. Externally you will find a private enclosed rear garden laid to lawn offering privacy as well as a collection of OUTBUILDINGS ideal for conversion and to the front, further garden space and a GENEROUS DRIVEWAY providing parking. The cottage has a wonderful feel to it and has been a loved family home for the current vendors for a number of years located right in the heart of the popular village of WOODTON.

#### LOCATION

Situated in the middle of Woodton, a sought-after South Norfolk village, various local amenities exist, including the church, village hall, public house & primary school. With the town of Bungay only a few miles away, and offering a good range of everyday amenities including a variety of shops, leisure centre, schools and restaurants. Woodton is perfect

for those needing good access to Norwich, Bungay and Diss, but seeking a rural location.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR35 2LS) but to help... Upon leaving Poringland continue on the B1332 towards Bungay, passing through Brooke and into the village of Woodton. Turn right onto the Hempnall Road, and just after passing the village pub on the right-hand side the property is located on the right indicated by our for sale board.

#### AGENTS NOTE

Buyers are advised there is a right of access from the rear into the rear garden across neighbours garden.

The property is approached via a front garden with driveway parking for 2/3 cars with shingled pathway and raised borders leading to paved patio and entrance door.

Entrance door to:

#### ENTRANCE PORCH

Wood flooring, window to side, door to:



### SITTING ROOM

14' 3" x 13' (4.34m x 3.96m) Cast iron wood burner with tiled hearth and timber beam, fitted carpet, radiator, uPVC double glazed window to front x2, built-in storage cupboard, smooth ceiling with exposed timber beams, doors to:

### INNER HALL

Wood effect flooring, smooth vaulted ceiling, doors to:

### FAMILY BATHROOM

9' 6" x 6' 5" (2.9m x 1.96m) Four piece suite comprising low level W.C, pedestal hand wash basin, free standing rolled top bath with mixer shower tap, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, velux window to rear, smooth ceiling with recessed spotlights with exposed timber beams.

### BEDROOM

13' 1" x 6' 6" (3.99m x 1.98m) Fitted carpet, radiator, double glazed window to rear, smooth ceiling.

### KITCHEN/DINING ROOM

17' 1" x 14' 2" (5.21m x 4.32m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, integrated dishwasher, space for fridge/freezer, space for washing machine, built in wine fridge, built-in breakfast bar, space for dining table, wood effect flooring, radiator, double glazed window to rear, window to rear, double glazed door to rear, built-in storage cupboard, smooth ceiling with recessed spotlights, door to:

### FAMILY ROOM

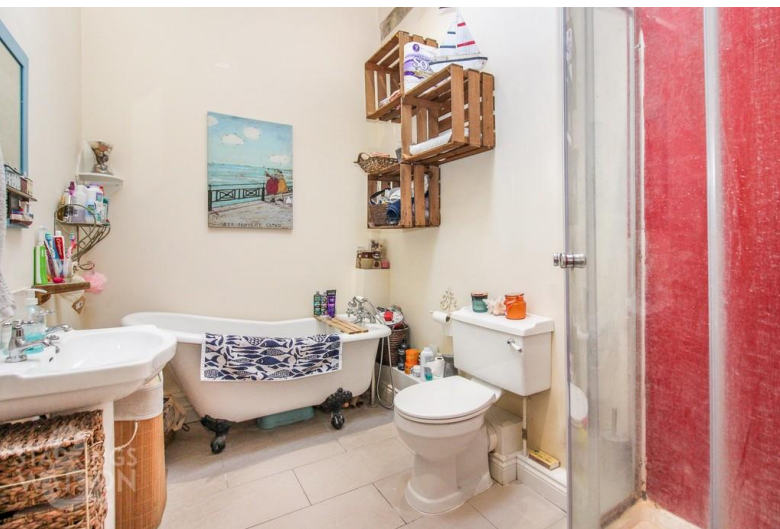
14' 4" x 9' 8" (4.37m x 2.95m) Feature fire place, wood flooring, radiator, uPVC double glazed window to front, smooth ceiling with exposed timber beams.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard, smooth ceiling with exposed timber beams and loft access hatch, doors to:

### DOUBLE BEDROOM

15' 10" x 9' 6" (Some Restricted Height) (4.83m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.







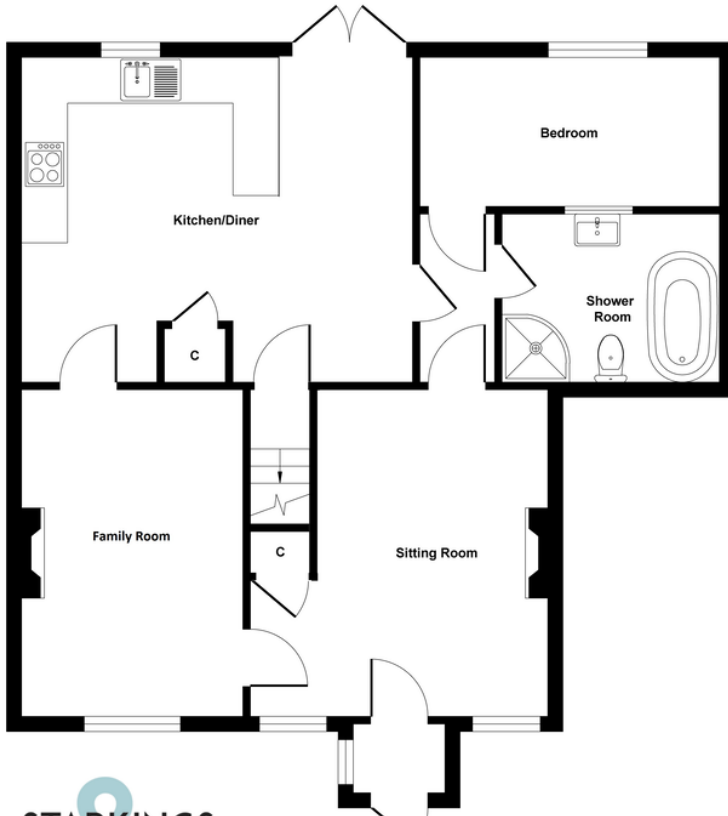
### **DOUBLE BEDROOM**

14' 5" x 9' 5" (Some Restricted Height)(4.39m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, built-in wardrobe, smooth ceiling with exposed timber beams.

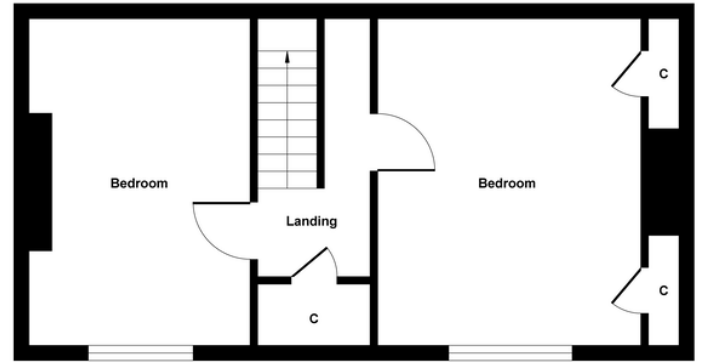
### **OUTSIDE**

The private and enclosed rear garden is mainly laid to lawn with paved patio, fruit trees and mature planted shrubs. There are also a collection of brick-built outbuildings currently used as storage which could be converted if desired (stp). There is also rear access to the back garden from the rear.





Ground Floor  
Approximate Floor Area  
780 sq. ft  
(72.46 sq. m)



First Floor  
Approximate Floor Area  
404 sq. ft  
(37.53 sq. m)

**Approx. Gross Internal Floor Area 1184 sq. ft / 109.99 sq. m**

Produced by Elements Property



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.