

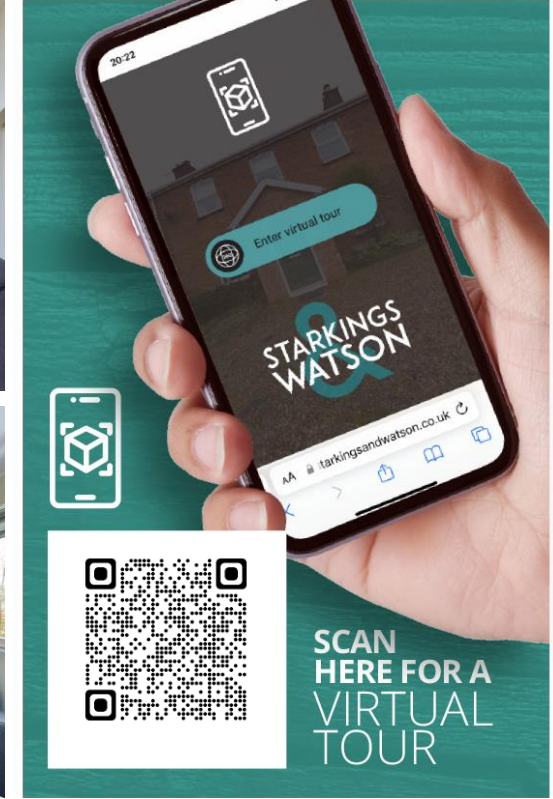
WOODLAND DRIVE

Bungay NR35 1PE

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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- Detached Family Home
- Unique Layout & Cleverly Extended
- Sought After Cul-De-Sac Location
- Elevated Position with Far Reaching Views
- Integral One Bedroom Annexe
- Three Receptions & Four Further Bedrooms
- Secluded & Private Garden Plot
- Feature Floating Deck Overlooking Gardens

IN SUMMARY

VENDOR FOUND. This **UNIQUE DETACHED FAMILY HOME** offers accommodation over three levels extending to approximately 1650 Sq. ft (stms) to include an **INTEGRAL ONE BEDROOM ANNEXE** as well as secluded **WOODLAND STYLE GARDENS** with **ELEVATED DECKING** perfect for outside entertaining. Located within the **SOUGHT AFTER cul-de-sac** location of **WOODLAND DRIVE** the property sits elevated with wonderful views from the upper floor across **BUNGAY** and the **FIELDS** beyond. The accommodation itself offers a kitchen and dining room as well as family room, study/bedroom and W.C on the ground floor. There is then a sitting room with **THREE BEDROOMS** and a family bathroom on the upper levels. The annexe can be accessed via a spiral staircase down from the main sitting room or externally, and offers an open plan **SITTING/DINING/KITCHEN** area, double bedroom and shower room. Externally, there is ample driveway parking and wrap around gardens over two levels including the elevated decking.

SETTING THE SCENE

Approached from the cul-de-sac, the property can be found tucked away at the bottom of the private cul-de-sac with a sweeping driveway providing off road parking

for a number of vehicles as well as a large lawned front garden. With mature planting and shrubs, as well as planted borders and a lovely space for table and chairs. there are steps and paved pathway leading to the covered main entrance door. From the driveway there is also access to the main side and rear gardens.

THE GRAND TOUR

The entrance hallway offers access to the upper levels as well as the W.C and study/bedroom to the rear, along with built-in storage. From the hallway you have access to the kitchen/dining room. The modern kitchen offers an integrated washer/dryer and built-in eye level double oven with electric hob and extractor fan over. There is also space for a double fridge freezer as well as white goods, and the dining table within the dining end. The room is dual aspect and also offers further built-in storage. This room opens into the family room with double doors leading onto the rear terrace and windows overlooking the front and side. Accessed from the hallway and up half a flight of stairs is the main sitting room. A lovely bright room with triple aspect and vaulted ceiling with feature fireplace and a spiral staircase leading down to the annexe. Continuing up the stairs you reach the landing providing access to the three bedrooms and family bathroom. There are two bedrooms to the rear both double with one benefiting from built-in storage and amazing far reaching views. The other bedroom is located to the front with built-in shower and two windows overlooking the front and side. The family bathroom provides a panelled bath with shower over, W.C and hand wash basin. This completes the accommodation to the main house. The annexe offers an open plan reception space with built-in storage and sliding doors onto the decking with a vaulted ceiling



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as well as underfloor heating also. This room opens into the kitchen area with ample storage, built-in eye level electric oven and dishwasher as well as space for fridge freezer and a fireplace. This also has a spiral staircase leading up to the main house. The double bedroom offers built-in wardrobes and overlooks the rear, and the shower room has a large walk-in shower, W.C and hand wash basin. The property is gas fired centrally heated with uPVC double glazing.

THE GREAT OUTDOORS

This unique property has been cleverly built into the undulating terrain overlooking Bungay meaning the gardens are laid out over a few different levels. The garden itself has a woodland feel, offering a good degree of privacy. The front gardens as previously mentioned are laid to lawn with lots of mature planting. Leading from the annexe there is a wonderfully constructed elevated decked terrace providing the perfect spot for outside entertaining. From the deck there are steps leading down to the lower level of garden offering another patio area and further grassed woodlands with the addition of a summer house. To the rear of the house accessed from the family room is a private paved terrace.

OUT & ABOUT

The property is situated within the quaint market town of Bungay. Within easy walking distance to the town centre, which offers an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline train link to London.

FIND US

Postcode : NR35 1PE

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area (1)</p> <p>1631.37 ft² 151.56 m²</p> <p>Reduced headroom</p> <p>14.04 ft² 1.30 m²</p>	<p>STARKINGS WATSON</p> <p>HYBRID ESTATE AGENTS</p>
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