

CHAPEL HILL

# Woodton, Bungay NR35 2NX

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS WATSON



- No Chain!
- Detached Family Home
- 0.25 Acre Plot (stms)
- Open Field Views to Front
- Sought After Village Location
- Three Reception Rooms & Conservatory
- Four Bedrooms & Two Bathrooms
- Ample Driveway & Double Garage

#### IN SUMMARY

NO CHAIN. With OPEN FIELD VIEWS to the FRONT and a QUIET VILLAGE LOCATION, this HANDSOME FOUR BEDROOM DETACHED FAMILY HOME built in the 1990's offers the perfect next step on the ladder. Sitting proudly in an elevated position overlooking fields, the property offers a MATURE 0.25 ACRE PLOT (stms), plenty of DRIVEWAY PARKING and a DOUBLE GARAGE. Internally, the accommodation extends to approximately 1600 Sq. ft (stms) with TWO BAY FRONTED RECEPTION ROOMS, sitting room, conservatory, along with the KITCHEN/DINING ROOM, utility room and W.C on the ground floor. On the first floor, FOUR GENEROUS BEDROOMS including an EN SUITE and walk-through wardrobe, along with the FAMILY BATHROOM.

#### SETTING THE SCENE

Approached from the quiet Chapel Hill onto a large and expansive hard standing driveway, ample off-road parking is provided. There are double gates to the side with further parking leading to the double

garage and the rear garden. To the front there are lawned front gardens, mature trees and planting.

#### THE GRAND TOUR

Entering via the traditional entrance door to the front into the welcoming hallway you will find stairs to the first floor landing, wood flooring and access to the downstairs W.C. To the front of the property you will find two bright reception rooms - both with attractive bay windows overlooking the fields beyond. One is used as a second sitting room/snug and the other a traditional dining room. The main sitting room can be found to the rear with a feature LPG gas fireplace and wood flooring, whilst also opening onto the extended conservatory overlooking the rear garden. Completing the ground floor accommodation is the kitchen/dining room and separate utility room. The kitchen offers ample cupboard and work surfaces, with space for a fridge/freezer and dishwasher, as well as integrated electric double oven and hob with extractor fan over. There is also space for a good size dining table and chairs, and access to the rear garden. The utility space houses the oil fired central heating boiler with work surfaces and space for further white goods under counter. Leading up to the galleried first floor landing you will find the main bedroom located to the front with the benefit of a walk through wardrobe leading to the en-suite shower room. There are then two comfortable double rooms, one to the front and another to the rear, with the fourth and final bedroom currently used as a study also located to the rear. The main family bathroom is adjacent. The property is double glazed throughout with mostly timber framed units as well as benefiting from oil fired central heating.



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### THE GREAT OUTDOORS

The magnificent and mature rear gardens are a real joy and come into their own in the summer time being predominantly west facing. Within the generous rear garden you will find a large patio terrace ideal for outside dining and entertaining. This in turn leads onto the mainly lawned garden with a wide variety of mature shrubs, trees and planting - providing coverage and shade where needed. There is also a greenhouse as well as access to the detached double garage with two up and over doors, power, light and storage over. The rear garden is fully enclosed with timber fencing.

### OUT & ABOUT

Situated in the quiet village of Woodton with open fields to the front, a sought after South Norfolk village where 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.

### FIND US

Postcode : NR35 2NX

What3Words : ///homework.layers.boardroom

### 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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Approximate total area<sup>(1)</sup>

1652.93 ft<sup>2</sup>  
153.56 m<sup>2</sup>

(1) Excluding balconies and terraces.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.