

SUNNYSIDE

Woodton, Bungay NR35 2LY

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson app interface. The screen shows a search bar, a 'Enter Virtual Tour' button, and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.



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STARKINGS & WATSON

- Extended Semi-Detached Cottage
- Approx. 0.39 Acre Plot (stms)
- Ample Off Road Parking & Outbuildings
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room & Separate Utility
- Dining Room, Garden Room & Family Room
- Three Double Bedrooms & Study Landing
- Family Bathroom & Separate Shower Room

IN SUMMARY

NO CHAIN. This EXTENDED semi-detached cottage occupies a 0.39 ACRE PLOT (stms), with ample off-road PARKING and a range of OUTBUILDINGS. The internal accommodation is HUGELY FLEXIBLE, with up to FOUR RECEPTION ROOMS and FOUR BEDROOMS. With FIELD VIEWS to front, the property occupies a NON-ESTATE and SECLUDED SETTING, whilst encompassing CHARACTER and MODERN FEATURES. The accommodation has been extended and comprises an entrance porch, sitting room with FEATURE FIREPLACE, 14' kitchen/breakfast room, dining room, family room, play room/study, laundry room and ground floor bathroom. The PLAY ROOM/STUDY could make an ideal GROUND FLOOR BEDROOM. Upstairs, in the older part of the house you find TWO DOUBLE BEDROOMS and a study landing which could also be a DRESSING ROOM. The extension incorporates a SHOWER ROOM and MAIN DOUBLE BEDROOM.

SETTING THE SCENE

When you arrive at the property you are greeted by a shingle parking area with post and rail fencing enclosing the front garden. Given the properties secluded setting, the extensive front garden is fully usable, with the

current vendors including a barbecue area to front, and a decked seating area - perfect to take in the views. The striking solid wood entrance porch creates a focal point to the entrance, whilst gated access leads to the side.

THE GRAND TOUR

Heading inside you step straight into a tiled porch entrance, with ample space for coats and shoes. An opening leads you into the sitting room with twin windows to front and a feature fire place including a cast iron wood burner and adjacent storage cupboard. Stairs ascend to the first floor, whilst access leads to the family room and separate dining room. Next to the fire place a door takes you into the kitchen, a dual aspect room with a fitted range of wall and base level units and solid wood work surfaces. There is space for a table and white goods, whilst a door leads to the rear porch, and then the adjacent family bathroom. Having been modernised, the bathroom offers good storage, attractive tiled splash backs and a heated towel rail. Back in the sitting room, a walk-in storage cupboard can be found under the stairs, whilst a door takes you into the formal dining room, also with a feature decorative fireplace and views over the front garden. The family room is part of the rear extension, a carpeted room with views to the side and rear, along with French doors to the rear patio. Further doors lead off to the laundry room where there is space for a washing machine, and also the floor standing oil fired boiler sits. The last room is the play room/study which offers great natural light with a velux window and rear facing window - this room could of course be a potential fourth bedroom. Heading upstairs, a double bedroom can be found to your right, with built-in storage. To your left the study landing is currently used as a dressing room, with a further double bedroom and



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modern shower room, with tiled splash backs and a heated towel rail. The last double bedroom is the largest, and offers French doors to the rear garden.

THE GREAT OUTDOORS

Heading outside, a terraced patio space can be found which is perfect for maximising the evening and afternoon sun, leading to a lawned garden with post and rail boundaries and mature hedging. The oil tank is screened to one side, whilst a gate leads to the main expanse of garden. Laid to lawn with various working and seating areas, along with a wealth of mature planting, the expansive garden offers space for a growing family or those seeking to create the good life.

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 2LY

What3Words : ///trading.system.factoring

VIRTUAL TOUR

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

AGENTS NOTE

The property has right of way for vehicular access on an adjacent lane into the rear part of the garden.

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⁽¹⁾
1540.92 ft²
143.16 m²

Reduced headroom

64.71 ft²
6.01 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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.