

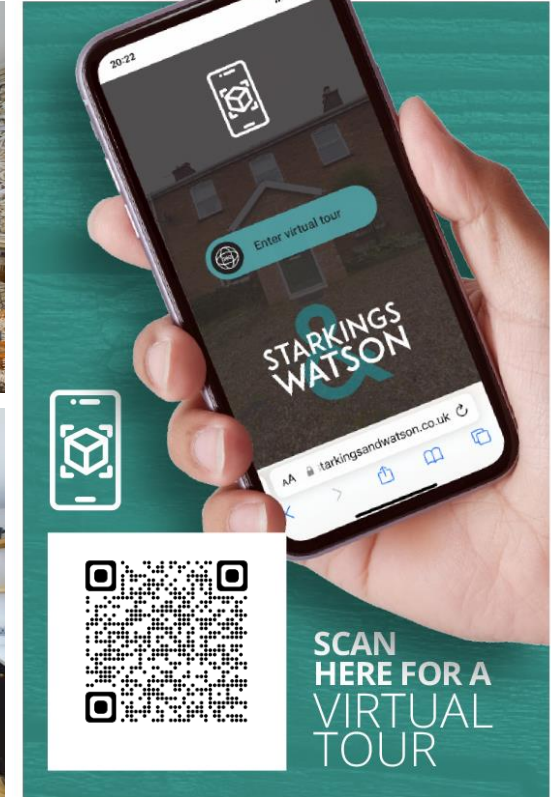
THE STREET

Woodton, Bungay NR35 2LZ

Freehold | Energy Efficiency Rating : E

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FOR SALE PROPERTY



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- Stunning Renovated & Modernised Cottage
- Beautiful Character Features & Exposed Brickwork
- Functional Open Plan Layout
- Handcrafted Bespoke Kitchen
- Three Double Bedrooms
- Luxury Family Bathroom & En Suite
- Private Gardens & Courtyard Frontage
- Sizeable Garage & Outbuildings

THE SUMMARY

NO CHAIN. Dressed to impress, this FULLY RENOVATED and MODERNISED detached CHARACTER COTTAGE offers a CHARMING INTERIOR with an OPEN PLAN LAYOUT. With a 0.17 ACRE PLOT (stms), the accommodation extends to over 1500 Sq. ft (stms) including SUBSTANTIAL OUTBUILDINGS which form a garage, storage, gym and WORKSHOP. Internally, the property has been finished to a HIGH STANDARD, with bespoke CARPENTRY and WINDOWS, underfloor heating to the ground floor, NEW ELECTRICS and PLUMBING. With a KEEN EYE for DETAIL, the décor and finishing touches include EXPOSED BRICK WORK in both a uniformed and feature design, where the plaster has been stripped back to HIGHLIGHT the DETAILS, solid wood LATCH and BRACE DOORS, along with a CONTEMPORARY but SYMPATHETIC FINISH to all bathrooms. The accommodation includes a hall entrance, cloakroom, 20' SITTING ROOM, and OPEN PLAN 20' KITCHEN/DINING ROOM. Upstairs, THREE DOUBLE BEDROOMS lead off the landing including an EN SUITE and FAMILY BATHROOM.

SETTING THE SCENE

Siding onto the road, a timber five bar gate opens to the shingle driveway where the outbuildings and property form a u-shape. Gated access leads to the main gardens, whilst a further timber gate with a block paved pathway open to a secondary driveway. Hedging lines to the side and rear, whilst various planting can be found throughout the frontage, enclosed with brick walling to front.

THE GRAND TOUR

Heading inside, the solid wood entrance door leads straight into the tiled entrance hall. The sitting room is open plan, whilst a door opens to the cloakroom. Finished with a new timber window sill, new sanitary-ware including a low level W.C with recessed hand wash basin, and attractive tiled splash backs. The sitting room forms part of the main open plan ground floor, currently dressed and split into two sections, with tiled flooring and underfloor heating running through the entire space. The plaster work has been cut back to expose the brick work, whilst a window faces to the driveway, and there is space for soft furnishings. The second part of the sitting room is focused on the feature fire place and cast iron wood burner, with French doors and full height windows onto the garden. The kitchen flows into the room, with breakfast bar space, and a u-shape arrangement to the kitchen cupboards, topped with bespoke quartz work surfaces and an inset ceramic butler sink. Having been designed and finished to the vendors specification, there is ample storage, integrated dishwasher and space for a Range style cooker. The tiled flooring runs through and there is space for an island and dining table. Windows face to two sides, whilst French doors open to the garden. Heading upstairs,



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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exposed brick work creates a feature with a feature handrail in a pipework style leading to the landing. With fitted carpet and a cast iron style radiator, the landing leads to the three bedrooms and bathroom. The first double bedroom to front offers exposed brick work and an exposed brick chimney. The rear bedroom is in a similar style with exposed brick work and cast iron style radiator. The main bedroom is matching in style, but includes a full width wardrobe with storage. A door leads to the en suite - a hand crafted and bespoke three piece suite, including a feature rainfall shower, hand wash basin which sits atop bespoke carpentry, and a useful cast iron style towel radiator. The family bathroom is a similar quality, but includes a double ended feature rolled top bath with a mixer shower tap.

THE GREAT OUTDOORS

Tucked away and secluded, the main gardens are laid to lawn with a hard standing area ready for your own choice of patio slab. Mature planting can be found to all sides, with timber panelled fencing, and a brick wave pathway to side where feature raised sleeper beds have been created, including a pond. Gated access leads to the front driveway.

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 2LZ

What3Words : ///profiled.gather.younger

VIRTUAL TOUR

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



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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1520.47 ft²
141.26 m²