

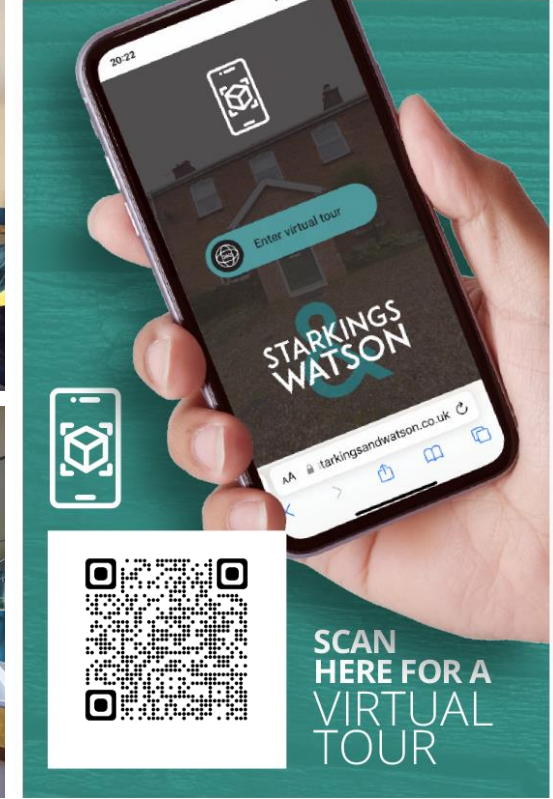
THE WOODYARD SQUARE

Woodton, Bungay NR35 2LT

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Mid Terrace Home
- Sought After Village Location
- Close To Bungay & Norwich
- Quiet Cul-De-Sac
- Two Reception Rooms
- Three Generous Bedrooms
- Large Private Rear Garden
- Plenty of Parking

IN SUMMARY

Found on a QUIET CUL-DE-SAC within the popular village of WOODTON close to both BUNGAY and NORWICH is this MID TERRACE FAMILY HOME with accommodation extending to over 1000 SQ FT (stms). Internally you will find a hall entrance, dining room, separate kitchen with potential to knock through and make a large open plan space (stp) and a separate generous SITTING ROOM with solid/multi fuel burner. On the first floor there are THREE GENEROUS BEDROOMS, a W/C and BATHROOM. Externally to the front you will find DRIVEWAY PARKING as well as further non allocated parking opposite. To the rear there is a lovely, impressively sized rear garden with plenty of space for all the family. The property benefits from replacement uPVC double glazing and the multi fuel burner which powers the central heating.

SETTING THE SCENE

approached via the cul-de-sac you will find hard standing private parking to the front of the house with shingled areas as further non allocated parking

directly opposite. To the front there are two main entrances with the traditional front door being partially covered.

THE GRAND TOUR

Entering via the main entrance door you will find a hallway entrance with stairs to the first floor landing and understairs storage. The sitting room to the left of the hallway offers a wood effect flooring with dual aspect to front and rear with doors opening onto the rear garden. There is a fireplace housing the multi fuel burner which powers the central heating. On the other side of the hallway is the dining room with another access to the frontage. Behind the dining room is the kitchen which therefore the chance to knock through to create a large kitchen/dining room (stp). The kitchen offers a range of storage with rolled edge worktops over as well as space for oven and white goods as well as built in cupboard. Beyond the kitchen is a rear lobby with space for the fridge/freezer and access to the rear garden beyond. Heading upstairs there is built in storage and loft hatch access. To the front of the house, you will find two double bedrooms with built in storage as well as another double bedroom to the rear. In addition, there is a generous landing space, w/c and separate family bathroom.

THE GREAT OUTDOORS

The private rear garden is mainly laid to lawn and generous in size. Leading from the house there is a paved terrace and decked area as well as a timber shed. The garden is enclosed with mature shrubs and



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hedging as well as timber fencing.

OUT & ABOUT

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.

FIND US

Postcode : NR35 2LT

What3Words : ///bulky.radiates.denser

VIRTUAL TOUR

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

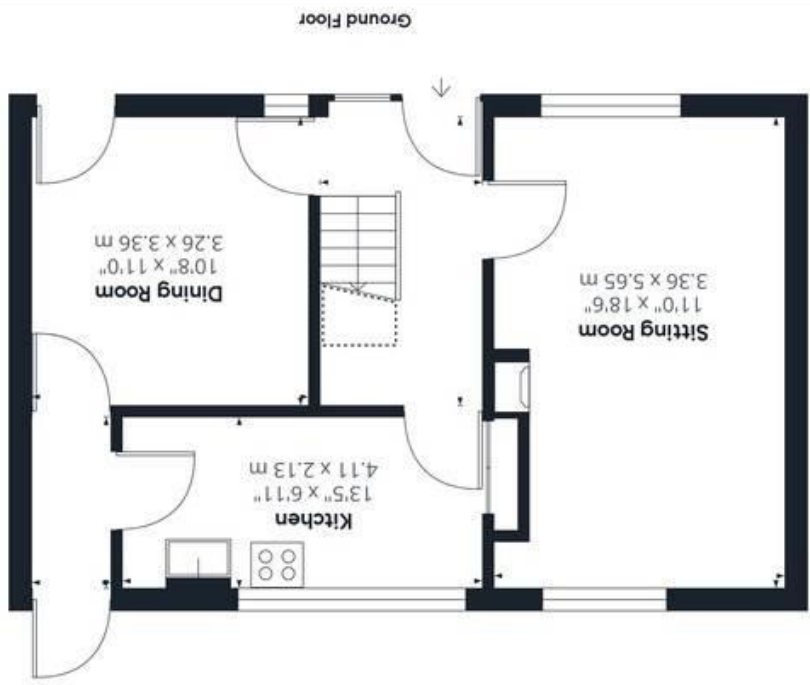
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area
 1005.94 ft²
 93.45 m²

Reduced bedroom
 12.19 ft²
 1.13 m²

