

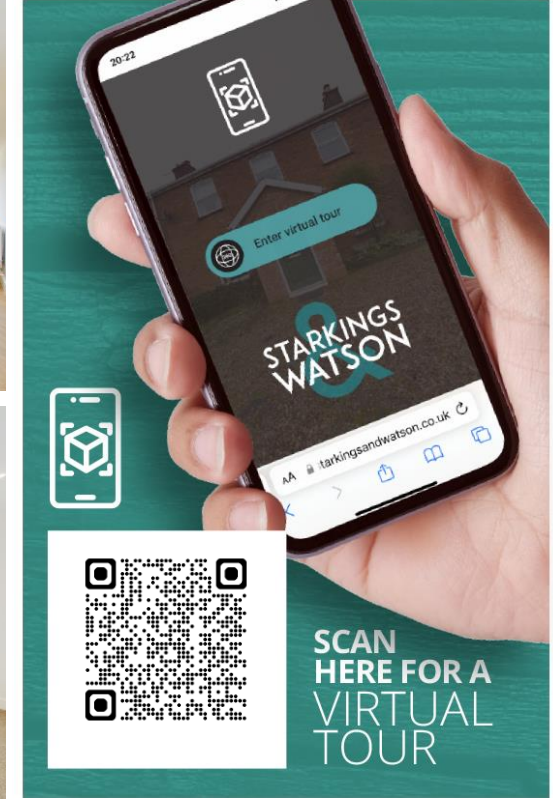
CHAPEL HILL

Woodton, Bungay NR35 2NX

Freehold | Energy Efficiency Rating : TBC

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!
- Renovated To A High Standard
- Detached Cottage
- Flexible Layout
- Newly Fitted Kitchen/Diner
- Three Bedrooms Over Two Floors
- Private & Sunny Gardens
- Wonderful Field Views

IN SUMMARY

NO CHAIN! This DETACHED COTTAGE has been RENOVATED TO A HIGH STANDARD offering excellent modern cottage style accommodation. To the front there are WONDERFUL FIELD VIEWS, DRIVEWAY PARKING and to the rear PRIVATE SUNNY GARDENS. The current vendors during the refurb have added touches such as 300ml of loft insulation. They have also insulated the external walls where possible as well as a full re-wire and brand new CENTRAL HEATING SYSTEM. Internally the FLEXIBLE accommodation comprises; hall entrance with w/c, main sitting room opening onto the garden, a BRAND NEW KITCHEN/DINER with SOLID WOOD WORKTOPS and a third bedroom or second reception room completing the ground floor. On the first floor there are TWO DOUBLE BEDROOMS both taking full advantage of the field views as well as well fitted family bathroom with bath and shower. The property is most certainly ready to be moved straight into!

SETTING THE SCENE

You will find the property is approached via Chapel Hill with wonderful far reaching field views to the front. There is a shingled driveway to the side providing off road parking as well as generous lawned frontage and further shingled walkway. There is a side gate leading to the side and rear garden from the front and the main door is found to the side.

THE GRAND TOUR

Entering via the main entrance door to the side there is a central hallway with stairs to the first floor landing as well as wood effect flooring and the w/c. The first room to the front is a flexible reception room or ground floor bedroom overlooking the frontage. To the rear is the main sitting room, a lovely bright room with double doors opening onto the rear garden. The kitchen/dining room is the final room on the ground floor offering a brand new shaker style range of units with solid wood worktops over, and dimmable lights. There is a new integrated dishwasher and washer/Dryer as well as space and plumbing for a double fridge/freezer and double range oven. There is a large breakfast bar as well as large window to the front overlooking the fields. There is also a door to the rear garden. Heading up to the first floor landing there is a large cupboard and the loft hatch. To the front there are two double bedrooms with far reaching field views as well as the newly installed family bathroom with feature bath and separate shower.



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THE GREAT OUTDOORS

Leading from the door in the kitchen/dining room you will find a shingle side area with gate to the front as well as the oil tank and newly installed oil fired boiler. There is then a paved terrace ideal for outside dining with steps up to the main lawn. You will find mature shrubs and planting as well as planting borders. Guttering and down pipes have been replaced where required. The garden is enclosed with 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 2NX

What3Words : ///dined.apart.seabirds

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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m

989.21 ft²
91.9 m²

Reduced headroom

11.68 ft²
1.08 m²

HYBRID ESTATE AGENTS
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