



Hempnall Road, Woodton - NR35 2LS

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Hempnall Road

Woodton, Bungay

NO CHAIN! Located in the village of Woodton within easy reach of BUNGAY and NORWICH you will find this END OF TERRACE COTTAGE presented in very good order having been extended to the rear. The cottage provides period features to include beams and fireplace with WOODBURNER as well as modern additions. Internally the cottage comprises; entrance hallway leading to a re-fitted shower room. There is a bright main sitting room to the front with a brick built fireplace housing a WOODBURNER as well as stairs to the first floor landing. This leads through to the kitchen which has been re-fitted with a additional reception/dining room to the rear with doors to the garden. On the first floor there are TWO AMPLE BEDROOMS. Externally you will find side and rear gardens with shingled and patio areas as well as timber summer house and generous WORKSHOP which could easily become an office (stp). There is also plenty of DRIVEWAY PARKING to the front.

Council Tax band: B

Tenure: Freehold

- No Chain!
- End Of Terrace Cottage
- Presented In Excellent Order
- Sitting Room With Woodburner
- Separate Garden/Dining Room
- Two Ample Bedrooms
- Private Enclosed Garden With Large Workshop
- Generous Driveway Parking

Situated on the outskirts of the popular village 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.

#### SETTING THE SCENE

From the front you will find a five bar gate leading onto the large shingled driveway providing plenty of parking. There are planting borders to the side as well as hedging and trees with the main entrance door located at the front. Within the frontage you will find a timber summer house as well as gated access to the side garden leading to the rear.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a hall entrance with space for coats and shoes as well as tiled flooring, this in turn leads to the shower room which has been recently re-fitted with a double walk in shower, w/c and hand wash basin. Also off the entrance hall is the main sitting room with a continuation of the same flooring, a hand built staircase to the first floor landing, a brick built fireplace housing a woodburner and access to the kitchen beyond. The kitchen offers a range of units with rolled edge worktops over as well as eye level oven and grill integrated, electric hob and fridge. There is also space for washing machine as well as breakfast bar. Beyond the kitchen is the dining room or second reception with double doors to the garden. Heading up to the first floor landing there is access to two bedrooms with wood effect flooring in both rooms.

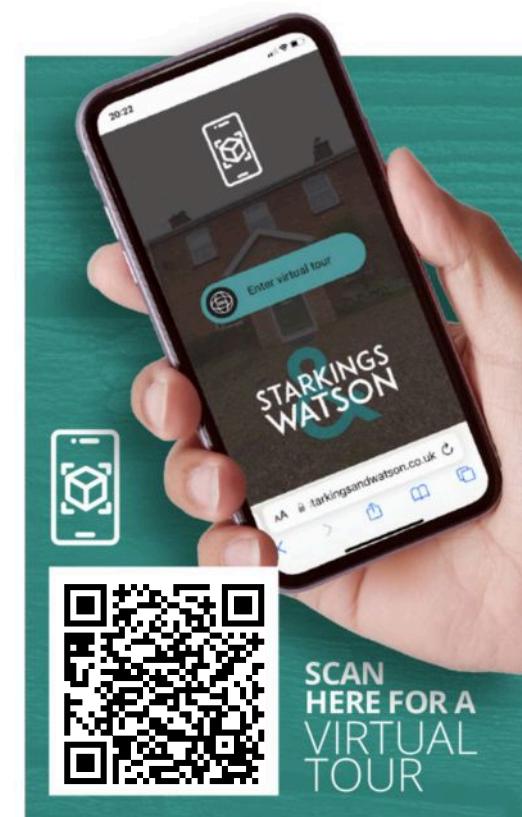
## FIND US

Postcode : NR35 2LS

What3Words : ///besotted.lollipop.iron

## VIRTUAL TOUR

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

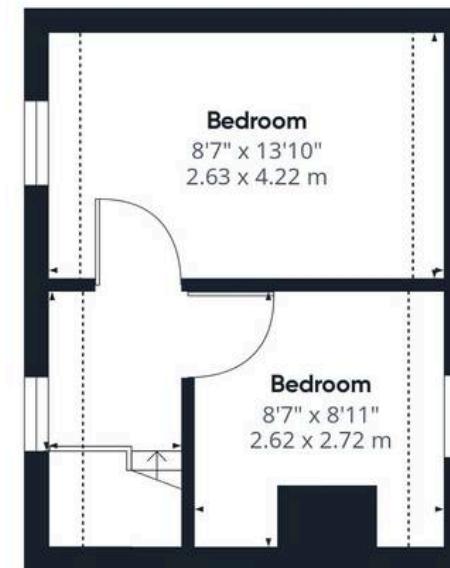
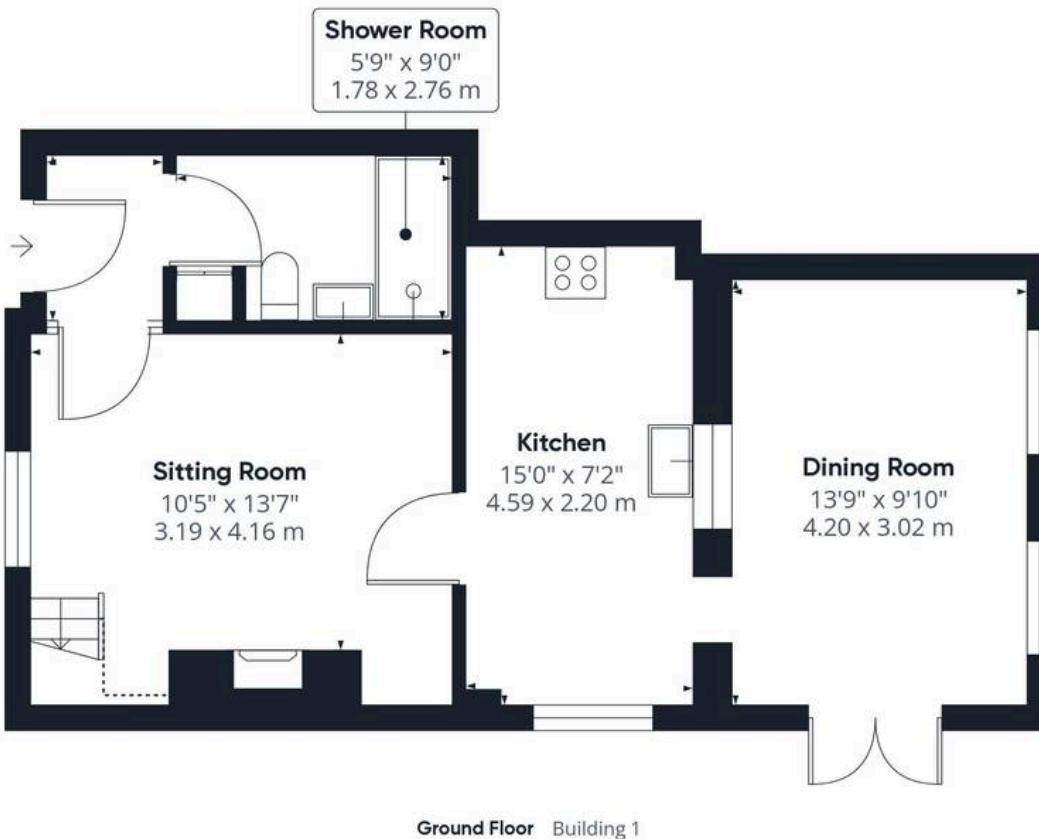






## THE GREAT OUTDOORS

The gardens is accessed via the double doors in the dining room can be found to the side and rear. To the side there is hard standing housing the oil tank and external oil boiler as well as gated access to the front. To the rear you will find a largely shingled garden area flanked by mature planting borders. To the rear of the garden is the external workshop which offers excellent space to convert into a possible office (stp).



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

705.05 ft<sup>2</sup>  
65.5 m<sup>2</sup>

Reduced headroom  
45.99 ft<sup>2</sup>  
4.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.