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Old Forge Close, Woodton - NR35 2LJ

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HYBRID ESTATE AGENTS



Old Forge Close

Woodton, Bungay

NO CHAIN! Quietly positioned within a PRIVATE close of just four properties, is this EXECUTIVE DETACHED home which offers SPACE, STYLE and a VERSATILE LAYOUT extending to approximately 1400 SQFT (stms). The house has in recent years been EXTENDED and upgraded throughout and now boasts a CONTEMPORARY STYLE. The accommodation comprises THREE RECEPTION ROOMS including the 21' DUAL ASPECT SITTING ROOM, STUDY/OFFICE, and a FAMILY ROOM, with both of the latter rooms being very VERSATILE in use, with potential to offer further bedroom accommodation if required. The IMPRESSIVE and HIGH SPECIFICATION KITCHEN/DINING ROOM is perfect for those family evenings, whilst upstairs there are FOUR AMPLE BEDROOMS, with ALL having BUILT IN WARDROBES, a GALLERIED LANDING, family bathroom & EN-SUITE. Externally, a fantastic sized rear garden offers a great space which is PERFECT for ENTERTAINING, with ample OFF ROAD PARKING to front. This is a prefect FAMILY HOME within a SOUGHT AFTER VILLAGE LOCATION.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Executive Four Bedroom Home
- Almost 1400 SQFT Internally (stms)
- Dual Aspect 21' Sitting Room
- High Specification Kitchen/Dining Room
- Study & Family Room
- Four Ample Bedrooms & Two Bathrooms
- Large Enclosed Rear Garden
- Quiet Cul-De-Sac Of Just Four Properties

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

Approached via the small and quiet cul-de-sac in the village of Woodton you will find driveway parking to the side and front of the house for multiple vehicles as well as well kept front gardens and the main entrance door to the front which is covered via a storm porch. There is gated side access to the rear garden from the frontage also.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with Cardean flooring throughout and stairs to the first floor landing with understairs storage. The first room off the hallway is the main 21' sitting/dining room with a bright dual aspect to front and rear as well as double doors out to the garden. Heading round the corner of the hallway there is a ground floor w/c as well as the separate study room creating the perfect spot for home working. The stylish re-fitted kitchen/dining room can be found to the rear of the house with a range of sleek wall and base level units and quartz worktops over. There are integrated appliances to include a double eye level oven and grill, induction hob and extractor fan. There is an integrated dishwasher as well as space for washing machine and double fridge/freezer tucked around the corner in the rear lobby. The lobby provides access to the rear garden as well as leading through to the flexible family room beyond. This room, with wood effect flooring, formerly the garage has been cleverly converted to provided much needed extra accommodation and storage with a range of fitted units and worktops over. There is a bright dual aspect to front and rear as well as door leading out to the garden beyond.

Heading up to the galleried landing there is an abundance of natural light as well as useful fitted storage. You will find four bedrooms in total off the landing all of a decent size and all benefitting from fitted storage cupboards, three of which are double rooms with one single. The main bedroom offers a fully tiled en-suite shower room with rainfall shower, w/c and hand wash basin. The main family bathroom which is again fully tiled provides a large bath with shower head attachments, w/c and hand wash basin.

FIND US

Postcode : NR35 2LJ

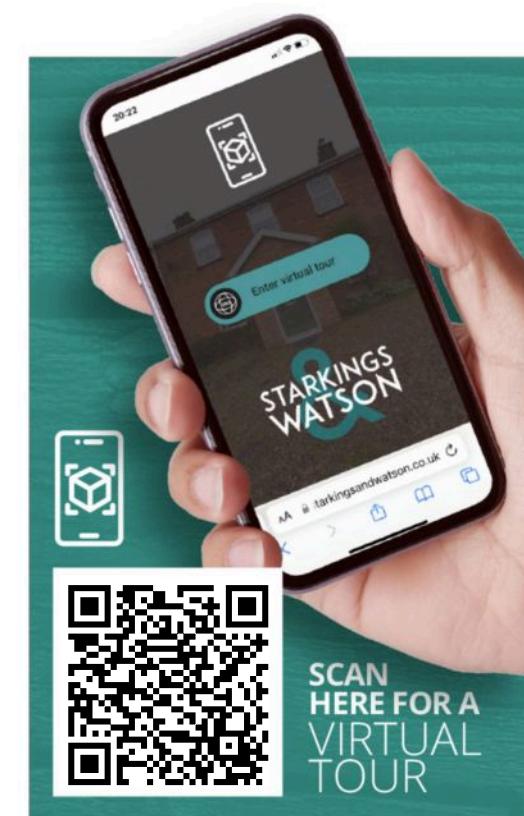
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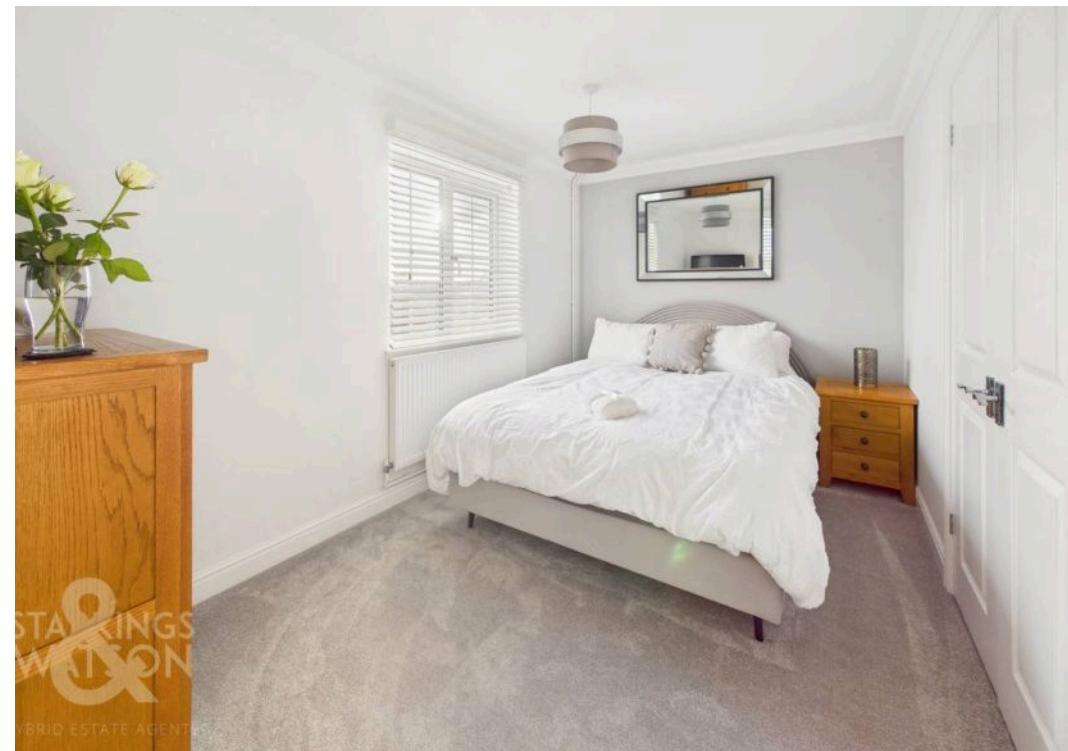
VIRTUAL TOUR

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

AGENTS NOTES

There are solar panels to the front facing roof producing income. Heating is provided via an Air Source Heat Pump.

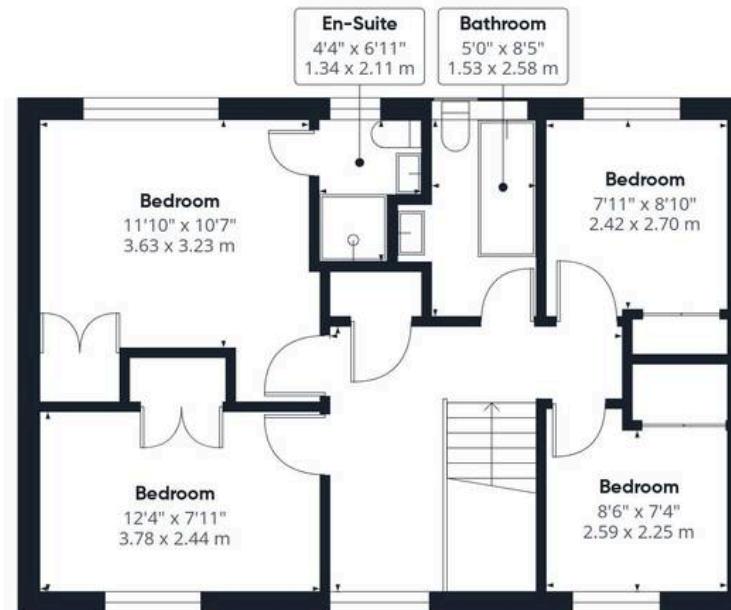
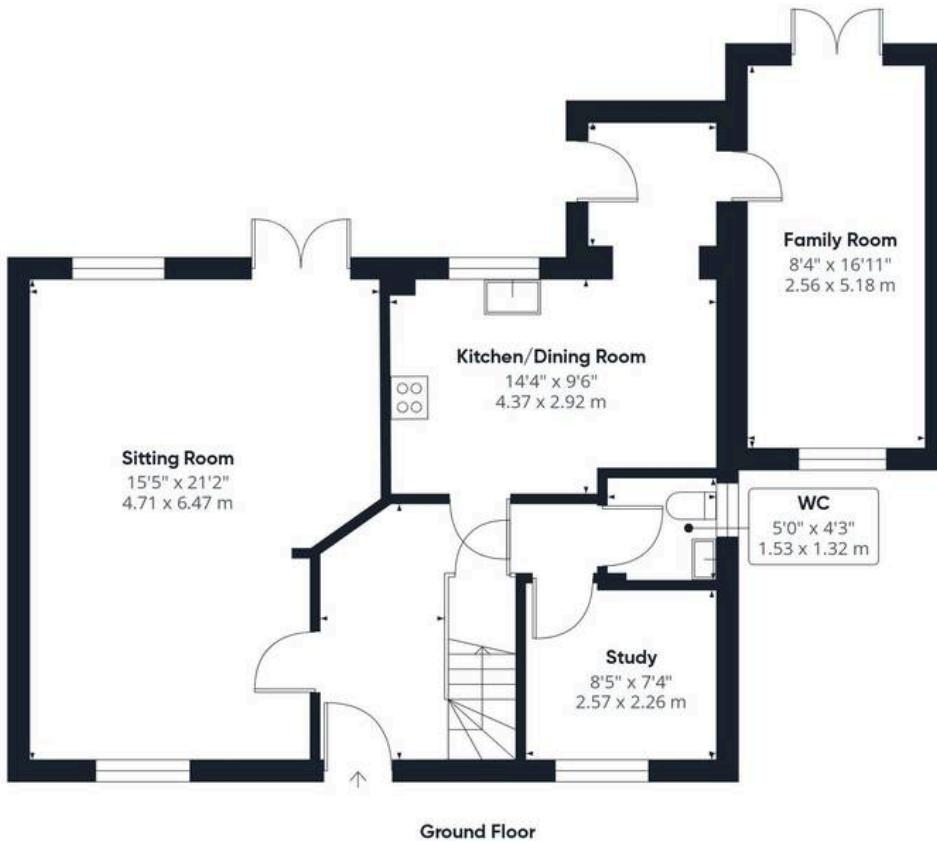






THE GREAT OUTDOORS

The rear garden enjoys plenty of privacy and comprises of three different sections. Beginning with a decked area perfect for a dining table, leading to a lawned area with a variety of plants and flowers, and at the rear of the garden a further decked area - all enclosed with timber panelled fencing. The garden is of a generous size and ideal for family living.



Floor 1

Approximate total area⁽¹⁾

1397 ft²

129.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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.