



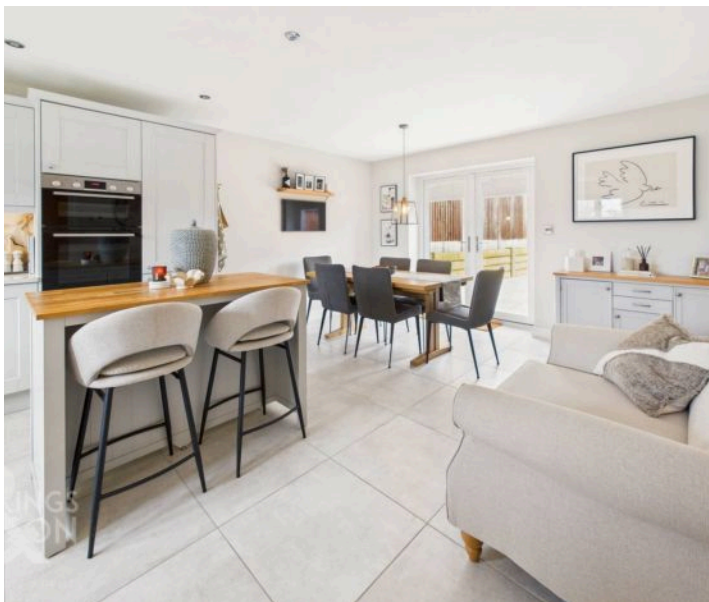
Nursery Place, Woodton - NR35 2QD



Nursery Place

Woodton, Bungay

This EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOME offers a rare opportunity to acquire a contemporary residence within an EXCLUSIVE SMALL VILLAGE DEVELOPMENT. Boasting over 1200 square feet of versatile living space (stms), the property is less than three years old and benefits from the reassurance of remaining warranties. The welcoming entrance hall leads to a separate and stylish sitting room, ideal for relaxing or entertaining, while the heart of the home is an IMPRESSIVE OPEN PLAN kitchen and dining area. This modern space is complemented by a practical utility room and a convenient downstairs W/C. You will also find the benefit of UNDERFLOOR AIR SOURCE HEATING to the ground floor. Upstairs, FOUR AMPLE BEDROOMS provide comfortable accommodation for families or guests, with the principal bedroom enjoying en suite facilities and the remaining bedrooms served by a stylish family bathroom. Every detail has been thoughtfully considered to create a home that is both functional and elegant. The fully LANDSCAPED REAR GARDEN offer a tranquil retreat, perfect for outdoor dining, entertaining, or simply unwinding in a private setting. The property is approached by a GENEROUS DRIVEWAY providing ample parking and leading to a LARGE DOUBLE GARAGE (ideal for vehicles, storage, or even a home gym). The front of the house enjoys STUNNING FIELD VIEWS, offering a picturesque outlook and a real sense of countryside living.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Executive Style Four Bedroom Detached Home
- Over 1200 SQFT Internally (stms)
- Exclusive Small Village Development
- Impressive Open Plan Kitchen/Diner & Utility Room
- Separate Sitting Room
- Four Ample Bedrooms, Two Bathrooms & W/C
- Fully Landscaped Rear Gardens
- Driveway Parking & Large Double Garage
- Stunning Field Views To The Front
- Less Than Three Years Old With Remaining Warrantees

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

The small and exclusive development on the edge of the village of Woodton offers a sense of village life with modern conveniences. The house can be found at the end of a small track leading off the main road within the development meaning there is excellent privacy with the benefit of field views to the front. There is a shingled driveway parking area to the side for multiple vehicles which leads to the excellent double garage with power and light. There is generous lawned front gardens and a pathway to the front leading to the covered main entrance door.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing, large understairs storage cupboard and the all important ground floor w/c. To the right of the hallway is the main sitting room with a bright triple aspect and double doors to the rear garden. On the other side of the hall is the open plan kitchen/diner, a real heart of the home which easily accommodates a sofa and dining table making the ideal family friendly space. The well fitted kitchen provides a range of wall and base level units with quartz worktops as well as integrated appliances to include dishwasher, double eye level oven and grill, induction hob and fridge/freezer. Double doors lead from the dining room to the garden with access to the utility room also. The utility provides further storage with a second sink and space and plumbing for the washing machine.

Heading up to the first floor landing there is a real sense of space and light with access to all further rooms and airing cupboard storage. There are four ample bedrooms in total with one currently used as a home office. The master bedroom benefits from a en-suite shower room and there is a well fitted family bathroom with bath and shower over.

FIND US

Postcode : NR35 2QD

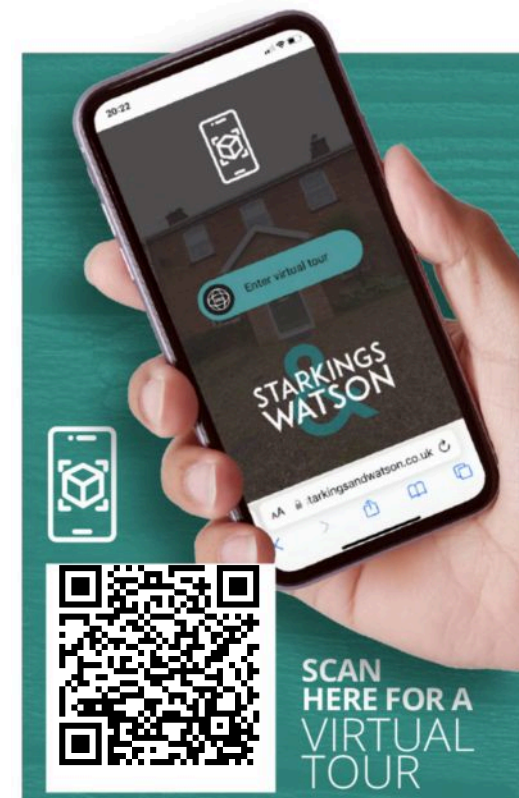
What3Words : ///chariots.insulated.opinion

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is a communal service charge for the upkeep of the development in the region of £251.35. Central heating is providing by air source with mains electricity, water and drainage also connected.



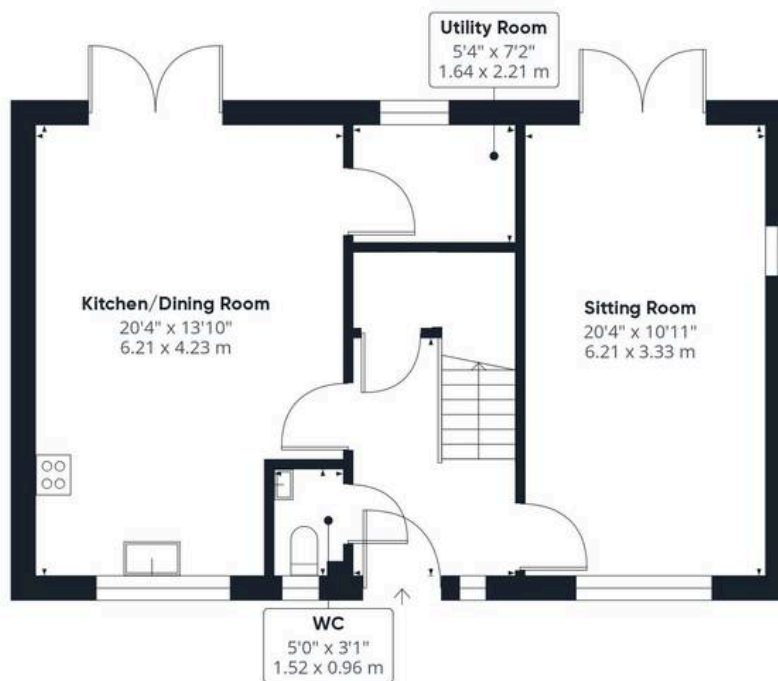




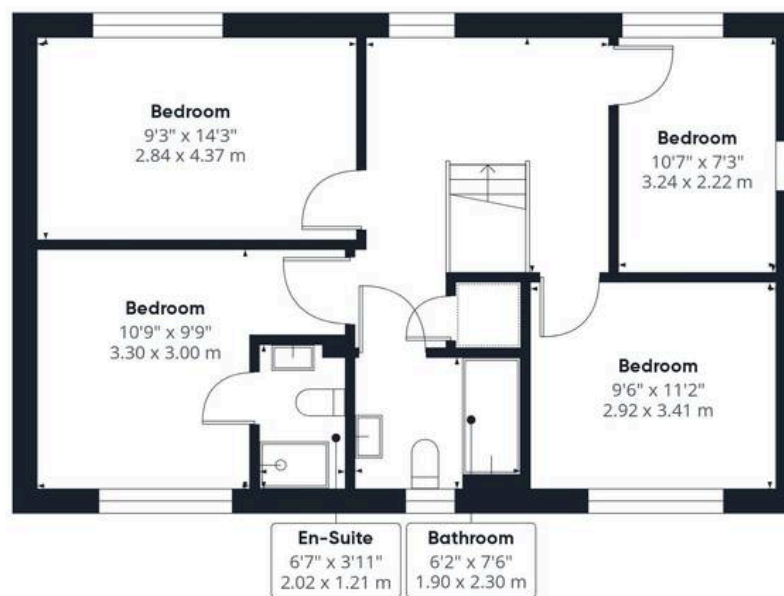
THE GREAT OUTDOORS

The fully landscaped rear garden is well designed with a large paved patio area and pathway providing the ideal spot to sit and relax. The main section of garden is laid to lawn with various planting borders surrounding. There is a small barked play area behind the garage. There is a door from the garden into the garage as well as gated access to the driveway from the garden also.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1293 ft²

120.1 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 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.