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Hempnall Road,
Woodton, Norfolk

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**MUSKER
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ESTATE AGENTS

Bungay - 4.8 miles

Beccles - 9.8 miles

Norwich - 11.3 miles

This well presented, detached family home offers bright and generously proportioned accommodation throughout. Formerly "The Old Bakery," this lovely property features four/five bedrooms, 26' sitting room and separate dining room, kitchen/breakfast room and a utility room, all set within large, manicured gardens on a plot of approximately 0.3 acres (STS) in the rural location of Woodton.

Accommodation comprises briefly:

- Two Entrance Halls • Cloakroom
- 26' Sitting Room • Dining Room
- Kitchen/Breakfast Room • Utility Room
- Cloakroom • Master Bedroom with Dressing Room
- Ensuite Shower Room • Three Further Bedrooms
- Family Bathroom • Double Garage • Workshop
- Off Road Parking • Large Wrap-around Garden
- Plot Approx. 0.3 Acres (STS)

Property

One gains access via an entrance porch leading into the large 26' sitting room. This space serves as an excellent area for entertaining, with two front, and one side aspect windows allowing for plenty of natural light. Stairs lead to the first floor, and a wood burner set on a slate hearth serves as a focal point at the far end of the room. A door leads into the kitchen/breakfast room, which is fitted with wall and base units and ample worktop space. This room includes a ceramic sink positioned under a window overlooking the rear garden, a Rangemaster range cooker, and space for both a fridge freezer and a dining table. An opening leads into the dining room for more formal occasions; this bright space features a window, French doors, and a Velux window. A modern wall-mounted gas fireplace ensures the room remains cosy in the evening. At the other end of the kitchen, a hallway leads out to the enclosed patio area. Internal doors provide access to a cloakroom and a generous utility room, which features base units, worktops with a circular sink, a fitted wardrobe, and ample space for various white goods. The open tread stairs lead from the sitting room to a large landing, providing access to all first floor rooms. The master bedroom features an ensuite shower room that is fully tiled and includes a corner shower cubicle, hand wash basin, and WC. The master bedroom also leads into a versatile dressing room with a storage cupboard and a separate door returning to the landing. While currently used as a dressing room and study, this space could serve as an additional bedroom if required. There is a further double bedroom and two single bedrooms (one of which is currently used as a craft room) all offering views over the gardens. Completing the accommodation is a fully tiled bathroom comprising a bath with shower attachment, a separate shower cubicle, a hand wash basin, and a WC.









Outside

The property is approached via a short driveway leading to a five-bar gate, providing access to off-road parking for several vehicles and a double garage equipped with electric doors, power, and lighting. The garage connects to a workshop, which features a separate door leading back to the parking area. To the left is a landscaped garden featuring slate areas interspersed with flower beds, mature bushes, and space for potted plants. A unique feature of this area is a paved chessboard. You will also find an octagonal summer house (subject to negotiation) here, which includes power and comfortable seating. The grounds extend to approximately 0.3 acres (STS) and feature a wrap-around garden primarily laid to lawn with a variety of mature trees and shrubs. Located just outside the dining room doors is a small patio area under a wooden pergola, ideal for alfresco entertaining. A stepping-stone path leads through the garden and an iron gate into a larger patio area with access to the rear of the property. Another iron gate provides access back down to the workshop and parking area.

Location

Eastview is located in the village of Woodton, which offers a well-regarded primary school, a public house/restaurant, a church, and an active community. The market town of Bungay is situated just a few miles south of the village. The Cathedral City of Norwich lies approximately 13 miles to the north, offering a mainline rail service to London Liverpool Street (approx. 1hr 54 mins) and an expanding international airport on the north side of the city. A bus route runs through the village from Bungay to Norwich (hourly on weekdays and Saturdays), while Southwold and the unspoiled Suffolk coastline are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric central heating. Mains electricity and water. Private septic tank.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR35 2LS

What3Words: ///landlords.buzz.luring

Tenure

Vacant possession of the freehold will be given upon completion.

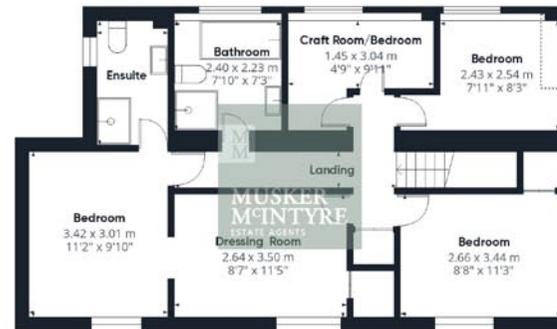
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £475,000



Floor 0 Building 1



Approximate total area^m

138.1 m²

1485 ft²

Reduced headroom

2.4 m²

26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk