

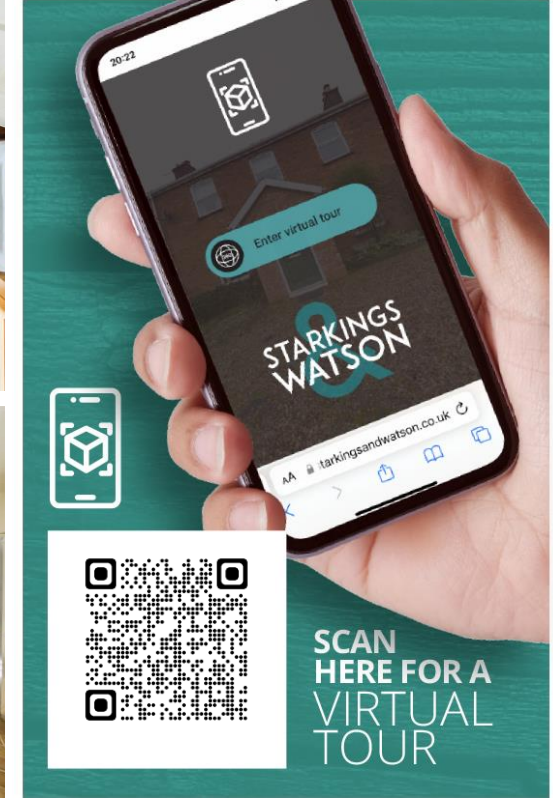
HEMPNALL ROAD

Woodton, Bungay NR35 2LS

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Residence
- Beautifully Presented & Flexible Accommodation
- Extending To 2600 Sq. ft (stms)
- Quiet Village Location
- Flexible Reception Rooms
- Five Bedrooms & Two Bathrooms
- Beautifully Kept Private Gardens
- Driveway Parking & Garaging

IN SUMMARY

Found within the HEART of the POPULAR VILLAGE OF WOODTON is this IMPRESSIVE DETACHED RESIDENCE which has undergone significant renovations in recent years to provide HIGHLY FLEXIBLE FAMILY ACCOMMODATION in excess of 2600 Sq. ft (stms). The property offers a wealth of CHARACTER FEATURES throughout, as well as VARIOUS RECEPTION ROOMS and FIVE BEDROOMS. With the property benefiting from an already converted GUEST WING on the ground and further potential with the empty and unconverted former commercial space to the side, there is HUGE POTENTIAL to create ANNEXE ACCOMMODATION as well if desired (stp). If someone is looking for a house to potentially run a business from as well, the commercial space would also be ideal (stp). The property sits nicely within a decent plot, with AMPLE DRIVEWAY PARKING to the FRONT, as well as a CART LODGE, and a BEAUTIFULLY KEPT COUNTRY STYLE GARDEN to the rear

SETTING THE SCENE

Approaching the property from Hempnall Road you will find a low level brick wall with large shingled parking area to the front of the property, where the main front door can also be found. Adjacent you will find an open fronted cart lodge/barn which currently provides covered parking, and a

large storage area with further shed beyond. To the side of the property you will find separate access to the former shop/commercial premises which could easily be incorporated into the house if desired.

THE GRAND TOUR

Entering the property via the main entrance door to the front you are greeted with a characterful entrance hallway with wood flooring and storage with windows directly in front onto the garden. Off the hallway there is a W.C with steps up to the main sitting/family room, set under the vaulted ceiling, exposed timber beams and a wood burner. This leads to an inner hallway or guest wing with access to a well fitted bathroom with rolled top bath and a comfortable bedroom overlooking the garden. There is also access to the garden from the hallway as well. Heading back to the main entrance hallway and turning right there is a vestibule and leading to a purpose built study, and the kitchen/dining room beyond. The modern country style kitchen has been well fitted with ample cupboard storage, wood effect work surfaces over and a freestanding Range style cooker. The kitchen provides a second staircase leading to the main bedroom. There is also plenty of space for the dining table in the dining area. Off the kitchen you will find a large utility room with lots more cupboard storage and space for all white goods as well. There is then rear access to the garden from here. The traditional main sitting room can be found off the dining room with a delightful bay window to the front, brick built fireplace with wood burner and stairs to the first floor landing. Heading up to the first floor landing there are four comfortable bedrooms, a large dual aspect room to the right, a small double to the rear overlooking the garden, and a double room to the front with built-in storage. The family shower room offers a modern power shower as well as built-in storage. The main bedroom can be found at the end of the landing with dual aspect views to front and rear as well as a large walk-in wardrobes and its own staircase to



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the ground floor. In addition to the main house there is a separate ground floor residential area formally used as a shop. This space is vacant, extremely flexible and could be used for residential accommodation or commercial (stp). The space comprises two semi open plan rooms with three cupboard rooms/kitchenette/W.C with a total of almost 500 Sq. ft (stms).

THE GREAT OUTDOORS

The rear garden provides the most delightful and well kept, fully enclosed space which leads from both the main living areas in the house, and the guest suite. An immaculate lawn is flanked by well stocked flower beds whilst a large patio provides the perfect spot for entertaining. A path leads to both ends of the garden with an attractive seating area set by the guest suite whilst at the far end you will find the oil fired boiler and tank and a gate leading out of the property to the side.

OUT & ABOUT

Situated in the quiet village of Woodton with open fields to the front, a sought after South Norfolk village where 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 2LS

What3Words : ///worth.nipping.lifetimes

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from solar panels currently generating an income. A small section of the property was formerly a village shop and could easily become a commercial premises once again or be incorporated into the living accommodation (stp). The shop premises are now vacant.

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.

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

Approximate total area (1)
2679.40 ft²
248.92 m²

Reduced headroom
8.00 ft²
0.74 m²

