

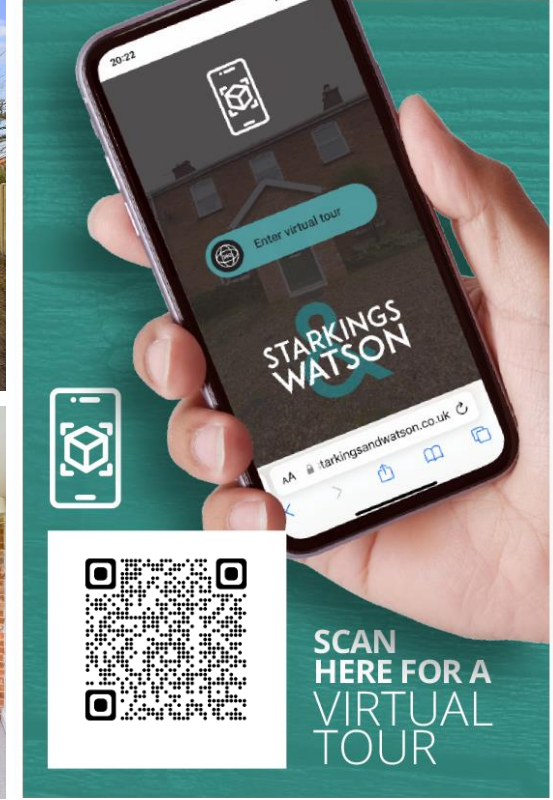
CHAPEL HILL

Woodton, Bungay NR35 2NX

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Extended Semi-Detached Cottage
- Three Reception Rooms
- Kitchen/Breakfast Room with Garden Views
- Utility Room & Separate Cloakroom
- Adjacent Garage/Store with Potential (stp)
- Four Spacious Bedrooms
- Approx. 0.20 Acre Plot & Field Views to Front

IN SUMMARY

NO CHAIN. Dating back to the 1800's this EXTENDED and FULLY MODERNISED COTTAGE enjoys extensive accommodation extending to some 1750 Sq. ft (stms). With a PLOT in the region of 0.20 ACRES (stms) and FIELD VIEWS to front, this RARELY AVAILABLE POSITION is the perfect COUNTRYSIDE RETREAT. The internal layout is highly flexible, with a mixture of OLD and NEW incorporating CHARACTER FEATURES. The hall entrance takes you inside, with a STUDY/FAMILY ROOM, inner hall, 19' SITTING ROOM with EXPOSED BRICK WORK and a woodburner, DOUBLE DOORS into the DINING ROOM with a secondary woodburner, VELUX WINDOWS and FRENCH DOORS to the GARDEN, leading to the adjacent OPEN PLAN COUNTRY STYLE KITCHEN/BREAKFAST ROOM. Further accommodation includes a W.C, utility room, and boiler room which leads to a storage garage. Upstairs, FOUR BEDROOMS lead off the landing including three with WARDROBES, along with a BATHROOM and SHOWER ROOM.

SETTING THE SCENE

Fronting open fields, a shingle driveway offers ample off road parking, with an adjacent lawned frontage and

hedged boundary. A pathway leads to the side of the property, with access to the front door.

THE GRAND TOUR

Heading inside, a beautiful herringbone style floor greets you, with stairs rising ahead to the first floor, and useful storage below. A door to the right takes you to the main sitting room, and a door opposite to the inner hall. The family room to your left is also an ideal study, with dual aspect windows to front and side, enjoying the views. The main sitting room is a fantastic characterful room, centred on an exposed brick built fireplace with an inset cast iron woodburner. Fitted carpet runs underfoot, with a window to front and glazed double doors taking you to the dining room. With a further woodburner to one corner, French doors and full height windows look over the garden. Set under a smooth plastered ceiling with twin velux windows, an opening takes you to the kitchen/breakfast room, with a full range of wall and base level storage units. An inset gas hob and built-in electric double oven are included, with space for general white goods. The adjacent boiler room conceals the oil fired central heating boiler, with a further useful garage/store which offers huge potential (stp). The inner hall leads from the kitchen, with an attractive pamment tiled hearth, leading to the W.C, and utility room -offering space for laundry appliances, further storage, eye catching flooring and a useful door to side. The upstairs leads from a split level landing, where four bedrooms can be found. The main bedroom includes a full run of built-in double wardrobes, with the second facing to an exposed brick built fireplace, the third with built-in wardrobes, and fourth with field views to front. Adjacent to the bedrooms you will find a modernised shower room with a three piece suite, extensive storage, heated



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towel rail and neutral tiling which enhances the patterned flooring. The family bathroom offers a similar style, with storage under the wall mounted sink unit, and a shower over the bath.

THE GREAT OUTDOORS

Heading outside, the French doors in the dining room lead to a large lawned expanse, with a brick paved and patio seating area to the rear. A timber shed offers storage and conceals the oil tank. Hedging and a pond can be found within the garden, with timber panelled fencing to both sides.

OUT & ABOUT

Situated in the middle 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.

FIND US

Postcode : NR35 2NX

What3Words : ///madder.earpiece.instructs

VIRTUAL TOUR

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

AGENTS NOTE

Potential purchasers should be aware that the boundaries on the ground of the property are correct. Land registry is being updated to reflect the garden where additional land was added overtime.

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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Approximate total area^m
1751.59 ft²
162.73 m²

Reduced headroom
6.73 ft²
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

