



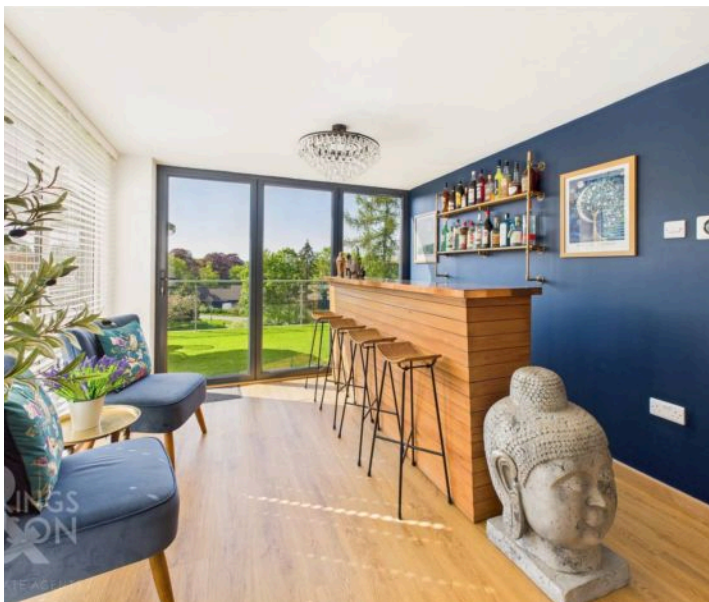
Woodland Drive, Bungay - NR35 1PE



## Woodland Drive

### Bungay

This exceptional FOUR/FIVE BEDROOM DETACHED SPLIT LEVEL BUNGALOW exudes a sense of LUXURY and STYLE, situated in a SOUGHT AFTER and EXCLUSIVE TREE LINED LOCATION on the edge of town, making it the perfect retreat within easy reach of amenities. The property has been COMPLETELY RENOVATED and enhanced by the current owners, boasting a unique split-level design that offers flexible living across approximately 2500 square feet (stms). The highlight of the home is the stunning 47' OPEN PLAN KITCHEN/DINING/FAMILY SPACE, providing a seamless flow for daily living and entertaining alike which also opens directly onto one of the magnificent entertaining terraces. With FIVE POTENTIAL BEDROOMS and THREE STYLISH BATHROOMS as well as an another reception space over two levels the property also boasts clear ANNEXE POTENTIAL (stp) with the lower level being SELF-CONTAINED. The private landscaped plot spanning 0.3 acres (stms) in total features a wrap around balcony with STUNNING FAR REACHING VIEWS benefitting from the elevated position, an entertaining terrace on the lower level, further lawns to the front, a DOUBLE GARAGE with electric roller doors, a store room, a STUDIO/HOME OFFICE, and AMPLE DRIVEWAY PARKING, catering to the needs of a discerning homeowner seeking both comfort and convenience.



- Unique Split Level Detached Bungalow
- Sought After & Exclusive Location
- Completely Renovated & Enhanced With Stylish Finish
- Flexible Living Extending To 2500 SQFT (stms)
- Stunning 47' Open Plan Kitchen/Reception/Family Space
- Five Potential Bedrooms & Three Bathrooms
- Annexe Potential On The Self Contained Lower Level
- Private Plot Of 0.3 Acres (stms), Balconies & Entertaining Terrace
- Double Garage, Store, Studio & Ample Driveway Parking
- Edge Of Town Within Easy Reach Of Amenities

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Set within a much requested tree lined and private cul-de-sac, the property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### SETTING THE SCENE

Approached via Woodland Drive there are two gateposts leading onto the block paved driveway providing ample parking for multiple vehicles off road.



From this level you will find the integral double garage with power and light as well as two electric roller doors to the front. Via a set of external steps leading up you will then find the main entrance door which can also be accessed directly from the road side using a pedestrian paved access. The front door opens into a porch entrance.

#### THE GRAND TOUR

Entering via the main entrance door to the side you will find a welcoming entrance porch with space for coats and shoes. This in turn leads through to the kitchen/dining room which is open plan to the main reception space. The kitchen having been recently installed offers a stylish shaker style of wall and base level units with wooden worktops over, double range oven and hob with extractor fan over, butler ceramic sink with quartz surround, dishwasher, space for American fridge/freezer, back door onto the garden and a stunning wood flooring flowing throughout the space. There is space for a large dining table which then flows seamlessly into the reception area with an abundance of natural light as well as a woodburner. There are multiple sets of doors opening out onto the top level balcony area as well as a bar area to the far end of the reception meaning this property is perfectly set up for entertaining. Off the reception is the inner hallway with various storage cupboards and access to bedrooms and bathrooms. To the front you will find a single room ideal for an office as well as a comfortable double with double doors opening onto the balcony. Heading down the hallway there is a double room with fitted storage as well as a shower room adjacent with a stylish panelled finish, double walk in shower, w/c and hand wash basin. The final room on this level is the main bedroom to the rear offering peaceful retreat and double doors opening onto the rear courtyard garden. The main bedroom also offers an equally stylish en-suite shower room finished to a similar standard to the main shower room.

Heading down to the lower level access via the terrace with a self contained access you will find two impressive rooms which could be used in a number of ways depending on preference and planning. The main room offers a bright reception space ideal for gatherings as well as a kitchenette fully fitted to a high spec including oven, hob, fridge and sink. Via an open archway there is another room beyond which could be used as a bedroom with a convenient shower room leading off with hand wash basin, w/c and walk in shower. The property is centrally heated using mains gas whilst the lower floor accommodation is heated via electric heaters.

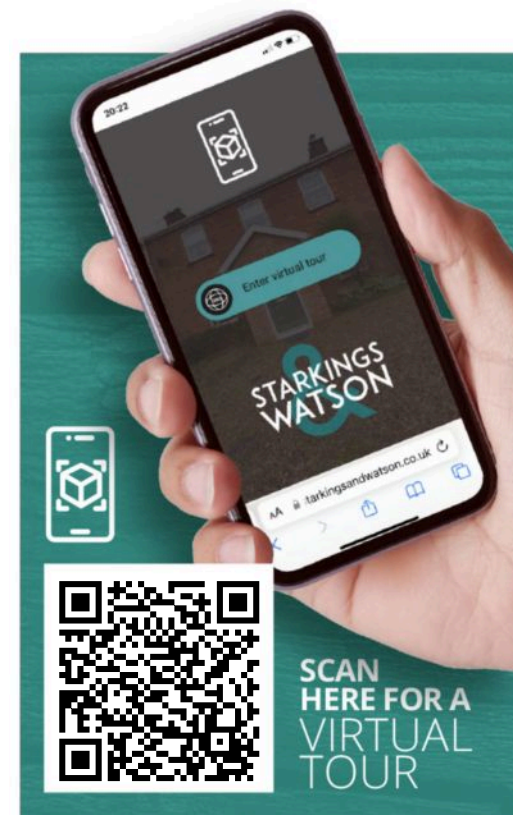
#### FIND US

Postcode : NR35 1PE

What3Words : ///song.outlawing.besotted

#### VIRTUAL TOUR

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



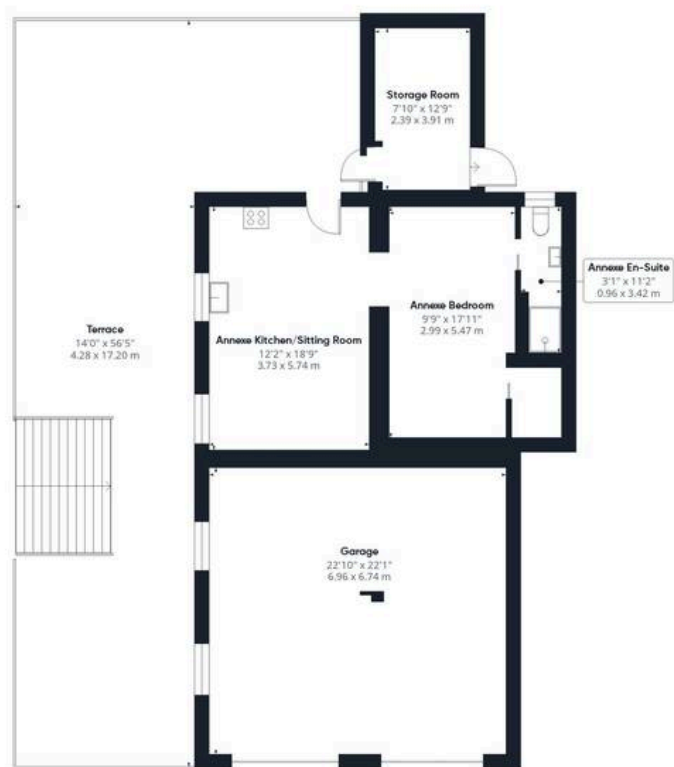




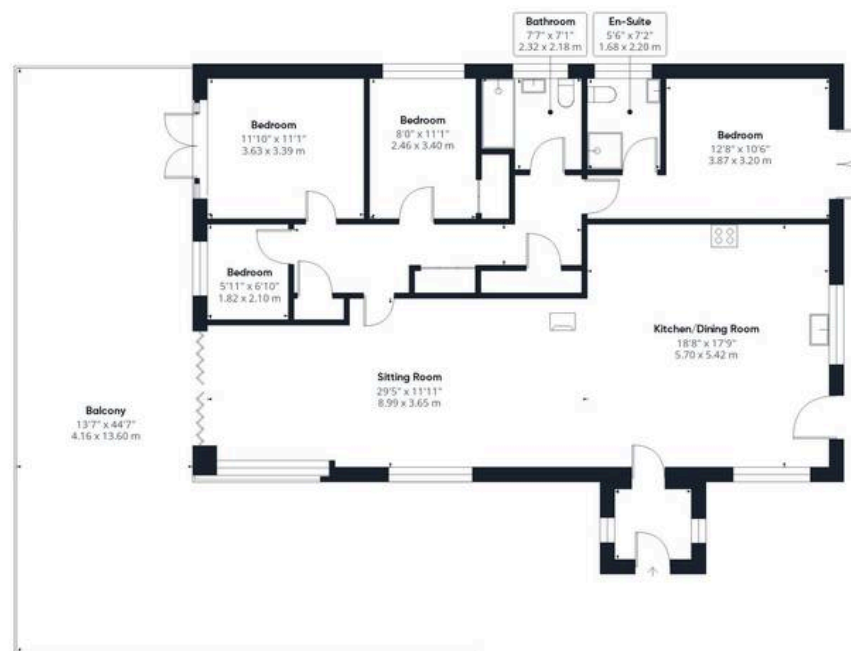
## THE GREAT OUTDOORS

Offering a completely unique split level garden space, the total plot extends to almost 0.3 acres (stms) and offers an elevated position with stunning views to the front. There are two main terrace areas externally providing ideal space for outside entertaining. The top terrace benefits from artificial lawns and leads directly from the main reception space and is enclosed with glass and metal railings offering the best views. The lower level at driveway and garage level offer a very generous wrap around decked area with composite decking and steps leading down to the main lawns. The decking provides a further entertaining space around the corner as well as access to the ground floor accommodation and a further store room. Heading down the steps you will find an expanse of lawns to the front which are private and enclosed with mature hedging. To the rear of the house you will find a completely private and enclosed courtyard laid to paving whilst also giving access to the detached brick built studio/summer house. The studio provides the ideal space for home working or garden parties depending on preference.





Ground Floor Building 1



Floor 1 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

2568 ft<sup>2</sup>

238.5 m<sup>2</sup>

Balconies and terraces

1862 ft<sup>2</sup>

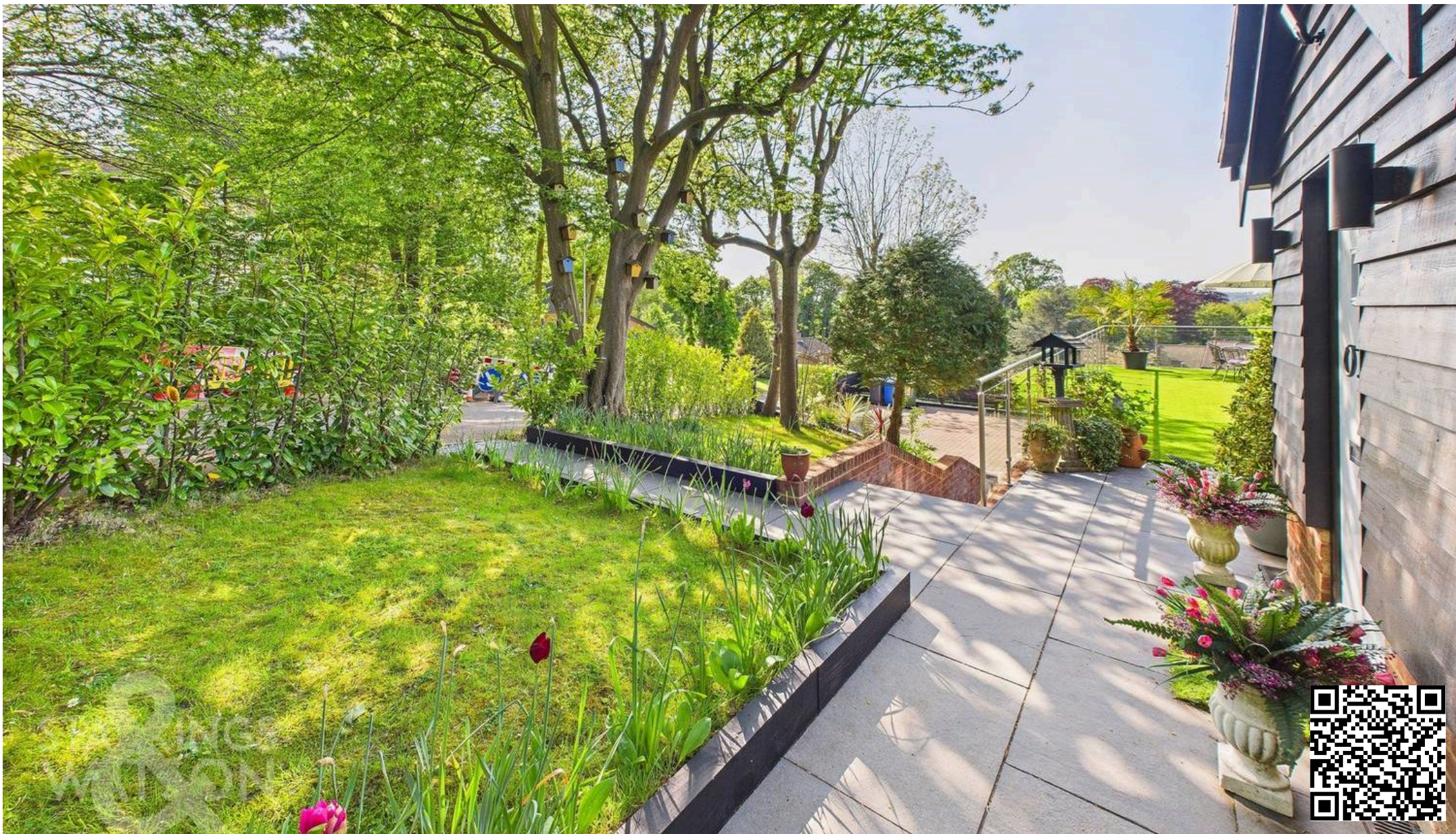
173 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

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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 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.