



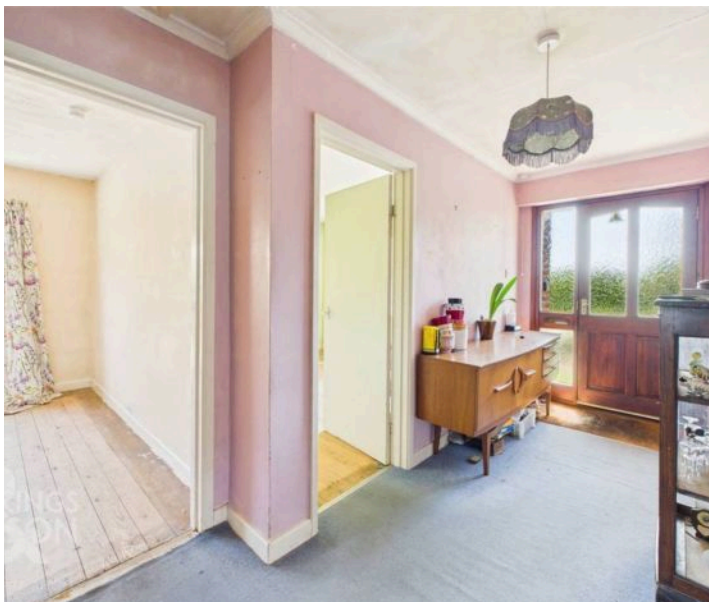
Sunnyside, Woodton - NR35 2LY



Dorchester Sunnyside

Woodton, Bungay

NO CHAIN! Introducing a remarkable opportunity to acquire a DETACHED THREE BEDROOM BUNGALOW situated in a very private and SOUGHT AFTER position with picturesque FIELD VIEWS to the front. Boasting almost 1000 sqft of accommodation, this property presents an ideal canvas for RE-DEVELOPMENT, subject to necessary planning permissions. The interior comprises a hall entrance with spacious sitting room, a sun room, a kitchen/dining room and porch/utility to the rear, THREE AMPLE BEDROOMS, and a family bathroom. With no chain involved, this residence is ready to welcome new owners to take advantage of its excellent potential and ample gardens to the front and rear. Completing this appealing package is the convenience of driveway parking for multiple vehicles.



Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow
- Sought After Position With Field Views
- Excellent Potential For Re-Development (stp)
- Almost 1000 SQFT Of Accommodation
- Sitting Room & Kitchen/Diner
- Three Bedrooms, Utility, Bathroom & Sunroom
- Ample Gardens Front & Rear & Driveway Parking

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

Approached via the private roadway of Sunnyside you will find off road parking on the side driveway suitable for multiple vehicles. The frontage overlooks fields beyond offering a rural landscape to be enjoyed. The frontage also offers lawns and mature hedging as well as the main front door and side access to both sides leading to the rear garden.



THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with access to the main rooms off. The first room to the left is the main sitting room with a large window to the front with wonderful views. There is a feature fireplace as well as doors to the sun room. The sun room provides further views over the garden and fields with doors out also. To the right of the hallway are three bedrooms. The first room to the front offers those same views across the fields. The next room provides a side door leading out to the side as well as providing access to the bedroom beyond. The family bathroom can be found off the hallway also which has been adapted to include a walk in shower in place of the bath as well as w/c and hand wash basin. The kitchen/dining room can be found to the rear of the house with access to the porch/utility beyond. The kitchen provides pantry storage as well as further storage cupboard, the oil fired boiler, a range of units and space for all white goods as well as a small dining table. The utility space beyond provides a door to the rear garden also.

FIND US

Postcode : NR35 2LY

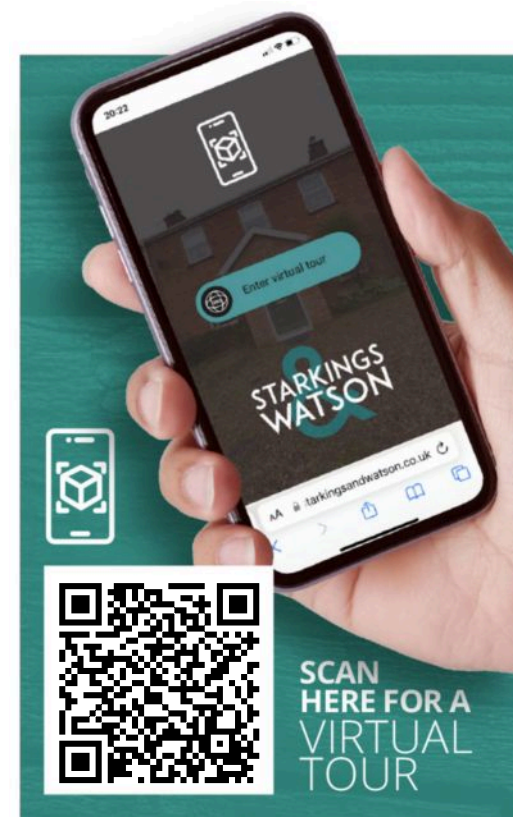
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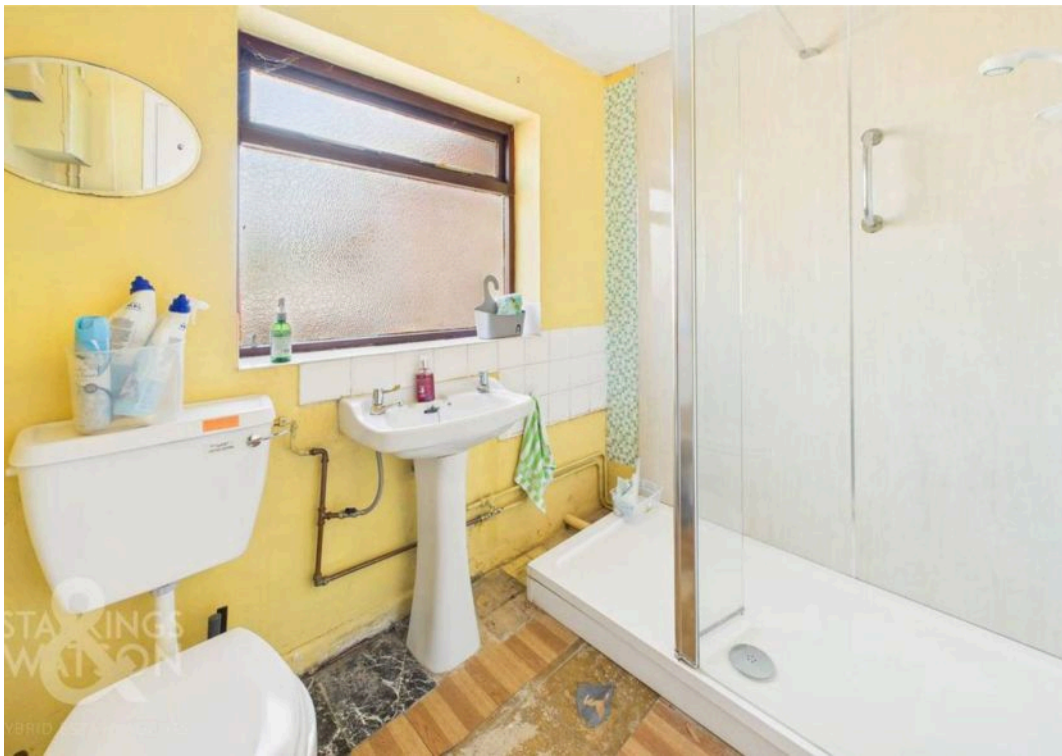
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property benefits from mains water and drainage, electricity with central heating provided by oil.



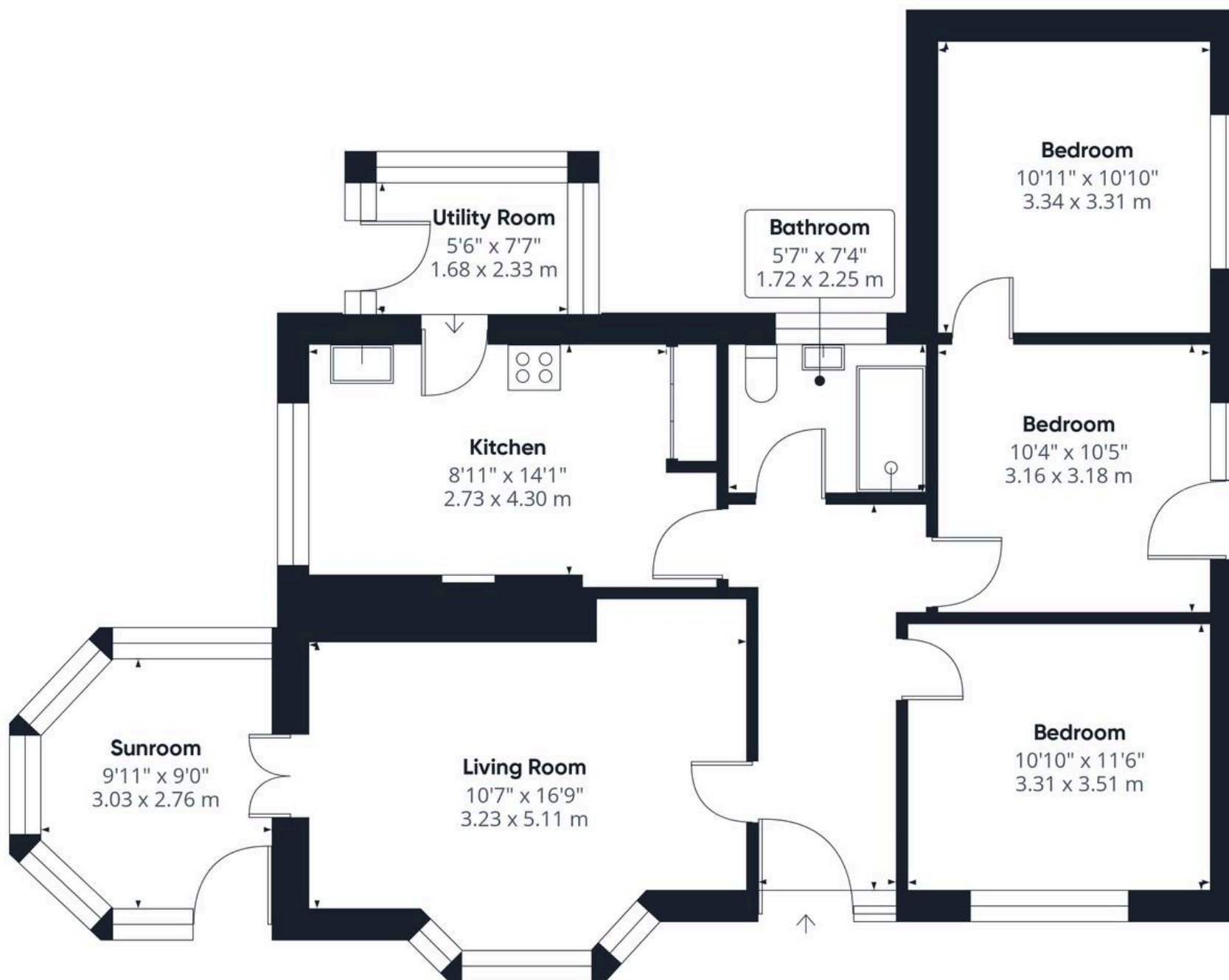




THE GREAT OUTDOORS

The rear garden is a blank canvas mainly laid to lawn with an open aspect and plenty of sunlight. A raised bank to the rear defines the boundary. Within the garden you will find various timber storage sheds as well as access on either sides of the bungalow leading to the front. The plot offers great potential to extend into if required and STP.





Approximate total area⁽¹⁾

958 ft²
89 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 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.