



The Street, Woodton - NR35 2LZ



The Street

Woodton, Bungay

Dating back to the late 19th Century this former village hall within the popular village of WOODTON offers an EXCITING proposition extending to over 2000 SQFT (stms). The house itself offers a very flexible layout with FIVE BEDROOMS over two floors as well as a very impressive main RECEPTION SPACE with sitting and dining areas with VAULTED CEILING and fireplace with WOODBURNER as well as spiral staircase. In addition there is a family room off the kitchen, utility room, ground floor shower room and two bedrooms as well as another possible study room. On the first floor there are three further bedrooms and two more bathrooms. The layout is particularly generous and could be re-configured in a number of different ways to suit. Externally there are private gardens to the rear, secluded courtyard to the side as well as garage/workshop with ANNEXE POTENTIAL (stp) and plenty of DRIVEWAY PARKING to the front.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Detached Family Home
- Generous Footprint Over 2000 SQFT
- Exciting Development Project
- Five Bedrooms Over Two Floors
- Impressive Vaulted Main Reception Room
- Large Kitchen / Dining Room
- Various Outbuildings & Garaging
- Rear Garden & 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

To the front there is a large shingled driveway providing parking for multiple vehicles with the main entrance door to the front partially covered with storm porch. Off the driveway there is a gate leading to the private courtyard leading to the garage/workshop offering double gates allowing for vehicular access as well as power, light and water currently used as a store/games room with annexe potential (stp).



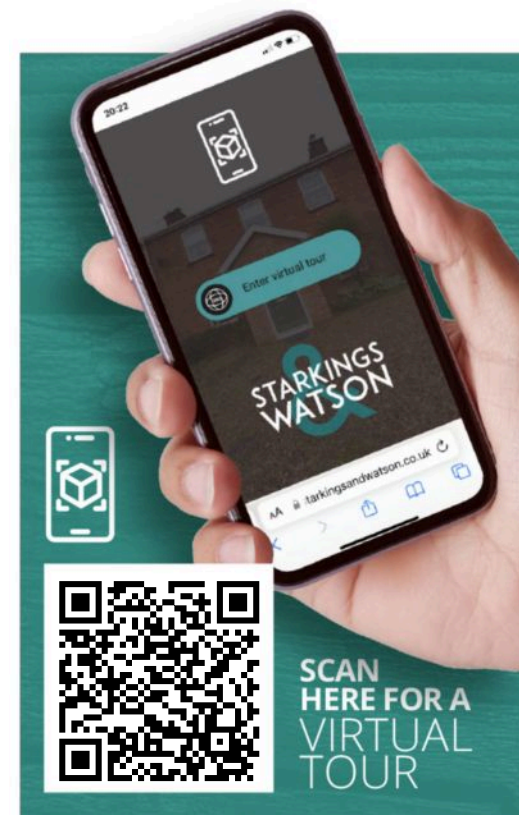
THE GRAND TOUR

Entering via the entrance door to the front there is a small porch with space for coats and shoes. This leads through into the main reception space with the dining area found initially. The dining area benefits from a vaulted ceiling with bay window to the front and double doors to the side. A spiral staircase then leads to the first floor with the sitting room found beyond. The sitting room features a brick fireplace with woodburner and further bay window with steps up to the family room and kitchen beyond. The family room offers plenty of space for the dining table overlooking the garden and offers access to the kitchen to the side. The kitchen features a range of units with rolled edge worktops over as well as double integrated oven and gas hob. There is then space for dishwasher and fridge/freezer. Beyond the kitchen is a side covered lobby leading to the courtyard. Off the family room is an inner hallway with access to two bedrooms, a shower room, study room and utility. Both bedrooms are currently being used as studies, the utility offers access to the rear garden and space for washing machine and tumble dryer. The shower room offers a w/c, hand wash basin and shower room. The final room is an occasional room which is flexible and could be used as another study, gym or store room. Heading up to the first floor landing you will find three ample bedrooms off the landing all with some fitted storage. The main bedroom to the rear benefits from an en-suite, whilst the main family bathroom has been re-fitted and features a bath with shower over.

FIND US

Postcode : NR35 2LZ

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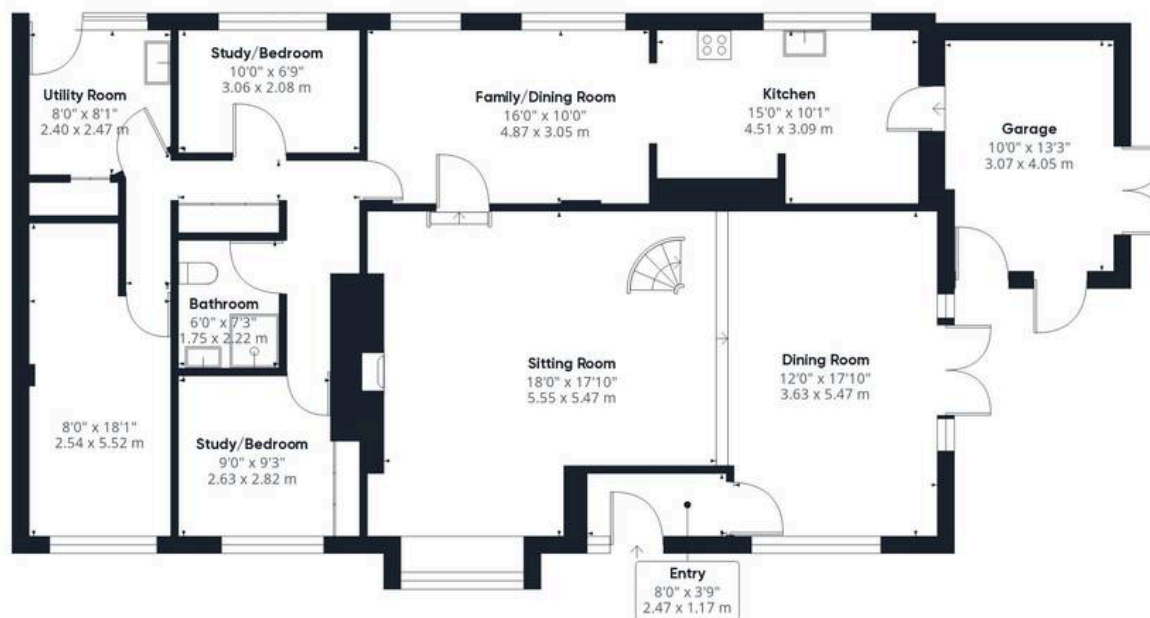




THE GREAT OUTDOORS

To the rear of the house and accessed via the door in the utility you will find an enclosed rear garden which is mainly laid to lawn with shingled areas and some mature planting. You will find the storage tank and oil tank as well as side access to the courtyard and garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2073.99 ft²

192.68 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.

GIRAFFE360



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