



Woodland Drive, Bungay - NR35 1PE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Woodland Drive

Bungay

Presenting a RARE OPPORTUNITY to acquire a THREE/FOUR BEDROOM DETACHED BUNGALOW, nestled within an EXCLUSIVE CUL-DE-SAC on the edge of town, offering PRIVACY, TRANQUILLITY, and SPECTACULAR VIEWS across the Waveney Valley. Boasting over 1760 SQFT OF ACCOMMODATION (subject to measured survey), this impressive home is thoughtfully arranged to maximise space and light. Step through the welcoming entrance hall into the GENEROUS 25' SITTING/DINING ROOM, where DUAL ASPECT WINDOWS and an EXTENDED SUNROOM create a seamless flow of natural light and panoramic outlooks. The MODERN KITCHEN is perfectly positioned to capture FAR-REACHING VIEWS through the window above the sink, making daily routines a pleasure. Flexible living is assured with THREE/FOUR BEDROOMS (ideal for families or those requiring a home office), complemented by TWO BATHROOMS and a GUEST W/C for convenience. The DOUBLE GARAGE provides ample storage with ANNEXE POTENTIAL (subject to the necessary consents), offering exciting possibilities for multi-generational living or additional workspace.



Every detail has been considered to create a home that balances COMFORT, STYLE, and VERSATILITY. THE GREAT OUTDOORS truly sets this property apart, with the bungalow sitting centrally within its plot, surrounded by mature greenery and commanding BEAUTIFUL COUNTRYSIDE VIEWS. Step out from the GARDEN ROOM or KITCHEN onto a SPACIOUS PATIO with stunning ENTERTAINING BALCONY providing an inviting space for alfresco dining or relaxing with friends and family while soaking up the STUNNING VISTA. The gardens undulate gracefully over multiple levels, featuring a WELL-KEPT LAWN, ESTABLISHED PLANTING, and a pathway leading to the DOUBLE GARAGE (with electric doors for easy access). This exceptional outdoor space ensures both privacy and a connection to nature, making it a true retreat for those seeking a harmonious blend of INDOOR AND OUTDOOR LIVING.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

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.

- Detached Bungalow With Stunning Views
- Over 1760 SQFT Of Accommodation (stms)
- Exclusive Cul-De-Sac Location On The Edge Of Town
- 25' Sitting/Dining Room With Dual Aspect & Extended Sunroom.
- Kitchen With Far Reaching Waveney Valley Views From The Sink
- Three/Four Bedrooms With Two Bathrooms & Guest W/C
- Impressive Double Garage With Annexe Potential
- Undulating Gardens Over Multi Levels With Stunning Entertaining Balcony

SETTING THE SCENE

Approached at the end of Woodland Drive there are double gates onto the sweeping driveway providing plenty of parking leading round the rear of the bungalow to the double garage. A pedestrian gate leads from the frontage with a pathway round the front of the bungalow to the main entrance door to the front. There is a generous front lawn with mature planting with a low level picket fence.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a hallway with guest W/C and built in storage. Heading to the left of the hall is the main sitting/dining room spanning 25' (stms), a wonderful room with dual aspect, wood flooring, feature fireplace and doors to the kitchen and the sunroom. The sunroom offers another route to the garden with double door leading out and benefits from the wonderful far reaching views and has a fly screen integrated into the double exterior doors.

The kitchen/breakfast room features a modern range of wall and base level units with solid worktops over as well as a full range of Siemens integrated appliances including; Two eye level combination ovens and warming draw, dishwasher, induction hob, fridge/freezer, water softener and washing machine. There is a breakfast bar and a door out to the garden also. Leading off the central hallway you will find multiple storage cupboards as well as three bedrooms and a family bathroom. At the end of the hallway there are steps down to the lower level where there is a flexible room suitable for a reception or bedroom with annexe potential with a hallway leading to a shower room with W/C and hand wash basin with the double garage beyond with integral access. The three bedrooms are all generous double sized with all offering built in cupboards with the largest one also benefitting from a vanity sink. The family bathroom offers a three piece suite with bath and shower over as well as w/c and hand wash basin.

FIND US

Postcode : NR35 1PE

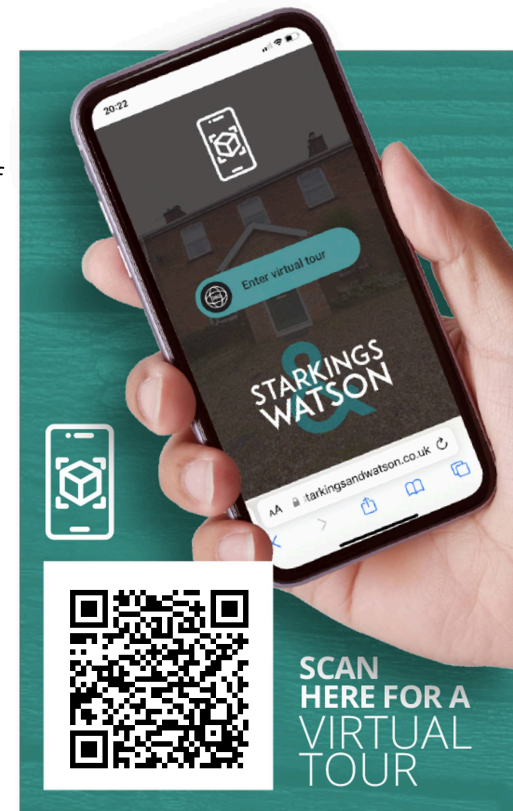
What3Words : [///items.diagram.scooters](https://www.what3words.com/#!/items/diagram/scooters)

VIRTUAL TOUR

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

AGENTS NOTES

There are solar panels along the length of the property on one side







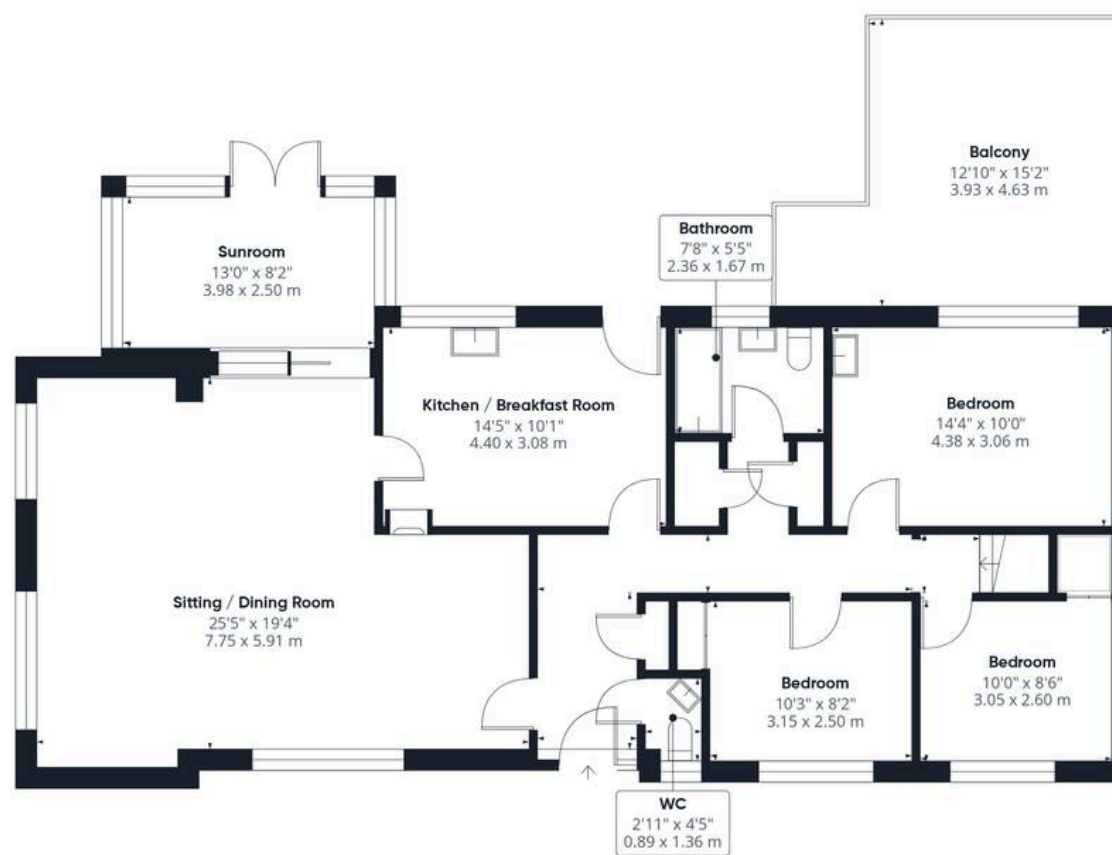
THE GREAT OUTDOORS

The property sits in the centre of its plot, being surrounded by greenery and beautiful views across countryside. Exiting the property via the garden room or kitchen, you will find yourself on a large patio, stretching the width of the home and extending onto a raised balcony, perfect for entertaining friends and family with a coffee or even a glass of bubbles while taking in the fantastic vista. The garden then slopes gradually with access to the garage with electric doors, a beautiful lawn and well-established planting. At the very bottom of the garden, a greenhouse awaits for all your propagating, vegetables and more!





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1769 ft²

164.4 m²

Balconies and terraces

222 ft²

20.6 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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