



Oak House, The Street, Woodton - NR35 2LZ



Oak House, The Street

Woodton, Bungay

NO CHAIN. This BRAND NEW DETACHED HOME offers an exceptional opportunity to secure a HIGH SPECIFICATION residence in a RURAL VILLAGE SETTING. Boasting 1037 sq. ft (stms) of thoughtfully designed accommodation and benefitting from a 10 YEAR NEW BUILD WARRANTY, this property is ideal for those seeking quality and peace of mind. A GATED DRIVEWAY creates an IMPRESSIVE ENTRANCE, leading to the HALL ENTRANCE which welcomes you with BESPOKE STORAGE and a convenient W.C. The 19' DUAL ASPECT SITTING ROOM features UNDERFLOOR HEATING, creating a warm and inviting atmosphere for relaxing or entertaining. The 19' KITCHEN/DINING ROOM is equipped with INTEGRATED APPLIANCES and direct access to the garden, along with space for a table. Upstairs, THREE DOUBLE BEDROOMS provide generous space for family or guests, while the LUXURY EN SUITE SHOWER ROOM and FAMILY BATHROOM offer stylish finishes and EXTENSIVE STORAGE. Additional features include AIR SOURCE HEATING, HIGH SPECIFICATION ALUMINIUM



WINDOWS, a LOFT LADDER and BOARDED STORAGE, ensuring comfort and practicality throughout. This home seamlessly blends modern efficiency with flexible living, offering ample space for home working, hobbies, or growing families. ATTENTION has been paid to the outside, with a LANDSCAPED rear garden designed for both relaxation and entertaining. A RAISED LAWNED EXPANSE and TIMBER DECKED SEATING AREA are enclosed within TIMBER PANEL FENCING, creating a private sanctuary for outdoor living. The FRONTAGE remains PRIVATE and includes a PATIO SEATING area to enjoy the TREE LINED ASPECT beyond.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Brand New Detached Home in a Rural Village Setting
- High Specification Finish with 1037 Sq. ft (stms) of Accommodation
- Hall Entrance with Bespoke Storage & W.C
- 19' Dual Aspect Sitting Room with Underfloor Heating
- 19' Kitchen/Dining Room with Integrated Appliances & Garden Access
- Three Double Bedrooms
- Luxury En Suite Shower Room & Family Bathroom with Extensive Storage



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

A timber five bar gate opens up to a sweeping shingle driveway, with off road parking and turning space, sitting alongside an immaculate well kept lawned front garden. The garden enjoys a private open aspect to the front with tree line views beyond, incorporating a patio seating area and timber built storage shed - enclosed within timber panel fencing and a range of mature hedging. Access leads to the rear garden, whilst a porch entrance takes you to the front door.

THE GRAND TOUR

Once inside, the hall entrance offers wood flooring underfoot with bespoke built-in storage cupboards to one side, and stairs rising to the first floor landing. Doors lead off to the ground floor reception space and kitchen, whilst a ground floor W.C is concealed at the end of the hallway with a two piece suite including a hand-wash basin with storage below and low level W.C with an oak wood top. The sitting room enjoys dual aspect views to front and rear, with French door leading out to the garden with fitted carpet and underfloor heating. The kitchen sits adjacent with an extensive range of wall and base level units, with an inset ceramic butler sink and solid wood work-surfaces. Integrated cooking appliances include an inset electric ceramic induction hob and built-in eye level electric double oven and microwave combination. Further appliances include an integrated dishwasher, washing machine and fridge freezer. Wood flooring and underfloor heating flows underfoot,

with French doors leading out to the rear garden.

Heading upstairs, the carpeted landing includes a rear facing window for natural light, with attractive wood doors leading off to the three bedrooms - all of which are finished with fitted carpet and double glazing, with the main bedroom including two built-in wardrobes and a private ensuite. The ensuite is finished with a white three piece suite including a range of storage space, double shower cubicle with a thermostatically controlled twin head rainfall shower with attractive splashbacks and heated towel rail. The family bathroom also offers extensive storage with a three piece suite including a panelled bath with mixer shower tap, tiled splash-backs, heated towel rail.

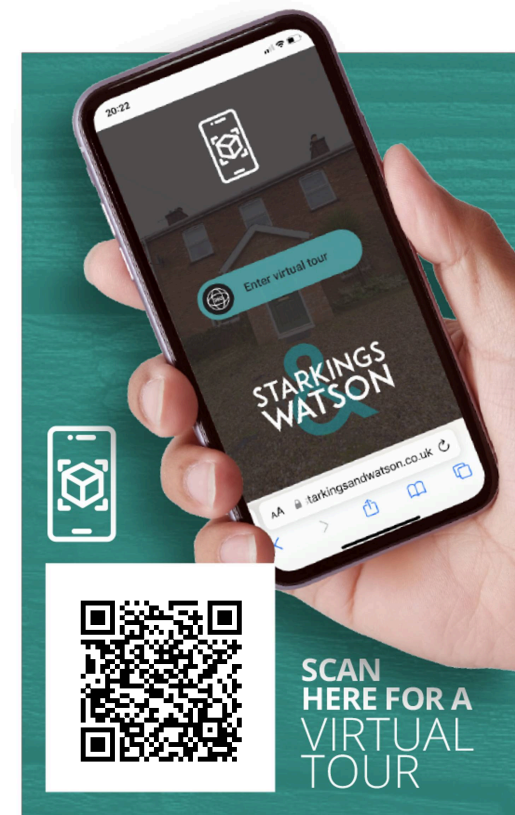
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden has been landscaped to include a raised lawned expanse and timber decked seating area all enclosed within timber panel fencing. The rear boundary comprises timber fencing and raised timber sleeper planters, ensuring a secluded spot can be enjoyed. Exterior power and water supplies are installed, with footpaths leading around the side of the property to the front garden, complete with a range of outside lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1037 ft²
96.4 m²

Reduced headroom

7 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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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