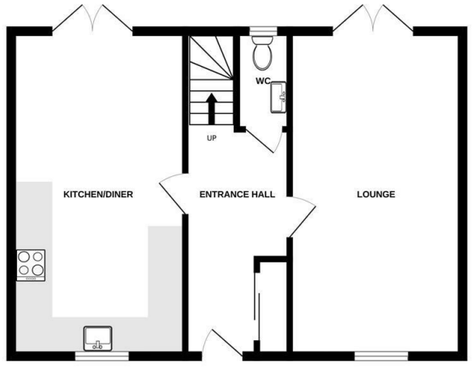
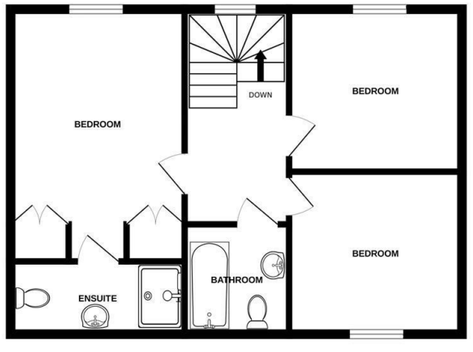
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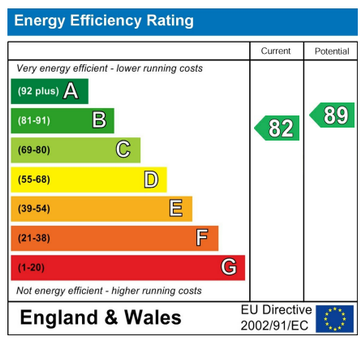
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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Holme Oak House The Street I Woodton I Bungay I NR35 2LZ

Guide Price £425,000

** GUIDE PRICE £425,000 - £450,000 - STUNNING NEWLY BUILT DETACHED HOUSE WITH A 10 YEAR WARRANTY BUILT BY A REPUTABLE LOCAL BUILDER ** Gilson Bailey are delighted to offer this stunning, newly built and beautifully finished, three bedroom detached family home, occupying a generous and spacious plot with attractive field views in the peaceful and sought-after village of Woodton. Constructed and finished to an exceptionally high specification throughout, this impressive property combines stylish contemporary interiors with modern energy-efficient features, providing a fantastic opportunity for buyers seeking a home ready to move straight into and enjoy. The ground floor comprises a welcoming entrance hall, generous and inviting lounge, superb quality fitted kitchen/diner offering a wonderful sociable space for family meals and entertaining, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom off landing, with bedroom one enjoying the added luxury of its own en-suite shower room and built-in wardrobes. Outside, the property benefits from a large driveway providing ample off-road parking, complete with an EV charging point, while to the rear is an enclosed garden featuring a lawn, patio and decking areas, creating a fantastic setting for relaxing, alfresco dining and entertaining during the warmer months. Further benefits include air source heating with underfloor heating to the ground floor, new double glazing and no onward chain. Combining exceptional presentation, high-quality finishes, modern energy-efficient features, a generous plot, ample parking and a delightful countryside setting, this outstanding property would make a fantastic family home, so be quick to book a viewing.

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Location
The charming village of Woodton offers an idyllic location to call home. Steeped in history, the village has roots dating back to the Bronze Age. Nearby, the award-winning Old Hall Farm is the perfect place to enjoy fresh homemade treats and locally sourced produce, while the historic All Saints' Church is renowned for its beautiful 12th-century round tower and stunning medieval stained-glass windows.

Woodton perfectly combines peaceful country living with excellent access to nearby amenities. The historic market town of Bungay is just a short drive away, offering a diverse selection of independent shops, cafés and popular street markets, while the city of Norwich is also within easy reach, providing an extensive range of shopping, dining and leisure facilities.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner, WC, large storage cupboard, and stairs to first floor.

Lounge 19'11" x 10'7"
Double glazed window, patio doors, underfloor heating.

Kitchen/Diner 19'10" x 10'8"
Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, underfloor heating.

WC 6'5" x 5'8"
Low level WC, hand wash basin, underfloor heating, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 15'6" x 10'9"
Double glazed window, radiator, built in wardrobes.

En-Suite 9'11" x 4'0"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 10'8" x 9'9"
Double glazed window, radiator.

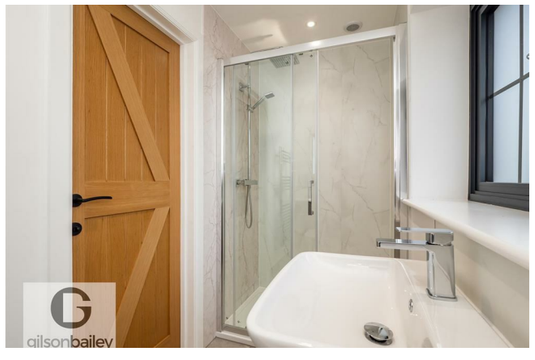
Bedroom Three 10'8" x 9'8"
Double glazed window, radiator.

Bathroom 6'8" x 6'7"
Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.









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Outside Front
Driveway providing off road parking, lawned garden, timber shed, EV charger.

Outside Rear
Paved, lawned and decking areas enclosed by timber fencing with side gate access.

Local Authority
South Norfolk Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property,
Mains water and electric.
Air source heating.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.









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