



Church Road, Woodton - NR35 2NB

**STARKINGS
& WATSON**

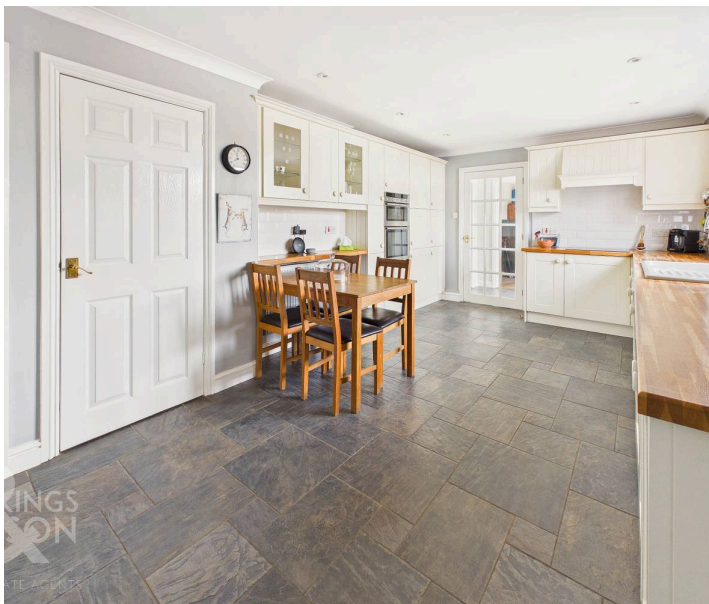
HYBRID ESTATE AGENTS



Church Road

Woodton, Bungay

Located in a peaceful RURAL LOCATION with FIELDS SURROUNDING, this SPACIOUS DETACHED BUNGALOW offers a rare opportunity to enjoy tranquil living with an EXTENSIVE FOOTPRINT OF ALMOST 1500 SQFT (stms). The property welcomes you with a generous entrance hall that flows seamlessly into THREE RECEPTION ROOMS, including a bright and airy SITTING ROOM, a versatile DINING/RECEPTION ROOM, and a superb KITCHEN/DINING ROOM perfect for entertaining or every-day living. There are THREE DOUBLE BEDROOMS, each thoughtfully proportioned, along with a dedicated STUDY ROOM (ideal for home working or hobbies). In addition there is a UTILITY and W/C as well as the main family bathroom. The interiors are immaculately presented, with large windows throughout allowing natural light to fill every space, creating a warm and inviting atmosphere. The accommodation is both flexible and practical, offering ample storage and the potential to adapt the layout to suit your lifestyle. Step outside to where the property sits proudly within a WELL KEPT WRAP AROUND PLOT & GARDENS, providing multiple areas to relax, entertain, and enjoy



the countryside views. The impressive 22' DOUBLE GARAGE and 33' WORKSHOP offer exceptional space for vehicles, projects, or storage, while the EXTENSIVE PARKING and SECURE YARD (ideal for commercial usage, subject to planning) make this property perfect for those needing space for business or leisure pursuits. Mature planting, lawns, and established borders surround the home, offering privacy and year-round colour. Whether you are seeking a peaceful retreat, a family home with room to grow, or a property with scope for work-from-home or business use, this bungalow combines rural charm with practical amenities, all within a unique and picturesque setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious Detached Bungalow
- Extensive Footprint Of Almost 1500 SQFT (stms)
- Three Double Bedrooms & Study Room
- Three Receptions Including Kitchen/Diner
- Well Kept Wrap Around Plot & Gardens
- 22' Double Garage & 33' Workshop
- Extensive Parking & Secure Yard Ideal For Commercial Usage (stp)
- Rural Location With Fields Surrounding



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

Approaching the property from Church Road you will find the initial spacious parking and turning area providing room for numerous cars and giving gated pedestrian access to the front gardens, whilst a five bar gate opens and the driveway continues to the rear parking area. A double width and depth garage can then be found and a further gate opens to the secure yard where you will find the large detached workshop.

THE GRAND TOUR

Entering the property via the front door you are welcomed by the generous entrance porch & hallway with plenty of natural light that flooding through. From the hall doors to the right lead individually to the three large double bedrooms whilst to the left of the hall you will find the spacious living areas. Set to the front of the property is the sitting room, this spacious room enjoys a large window looking onto the front courtyard and gardens, internally, French doors open to the dining/reception room and a wood burning stove offers a cosy focal point. Opening the French doors allows these two impressive rooms to be open plan, perfect when entertaining. French doors off the main sitting room open to a delightful seating area. From here you will then find the rear hall where a door leads out to the patio whilst internally there is a door into the study providing the perfect spot to work from home. Across the hall is the kitchen/breakfast room, again the space instantly impresses with a range of modern wall and base units complimented with solid wood work surfaces above.

A ceramic sink is set below the window looking onto the patio whilst a full range of kitchen appliances are fitted. Ample space is made for a dining/breakfast table and a large airing cupboard offers further storage. At the rear a door opens to the utility room which houses the laundry appliances and leads to the cloakroom whilst a door returns, full circle to the hallway.

To the front is the largest of the bedrooms, enjoying a view of the frontage. Adjacent is a second bedroom and at the rear the third bedroom, these rooms look onto the side gardens and both offer superb space for furnishings. At the head of the hall we find the bathroom providing plenty of space and cleverly designed with a w/c and wash basin whilst an archway leads through to the bath and a large walk-in, level access shower.

FIND US

Postcode : NR35 2NB

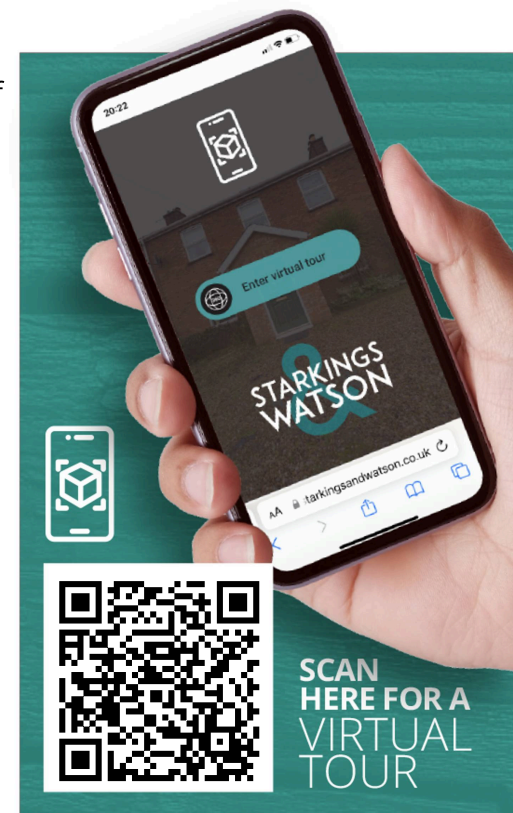
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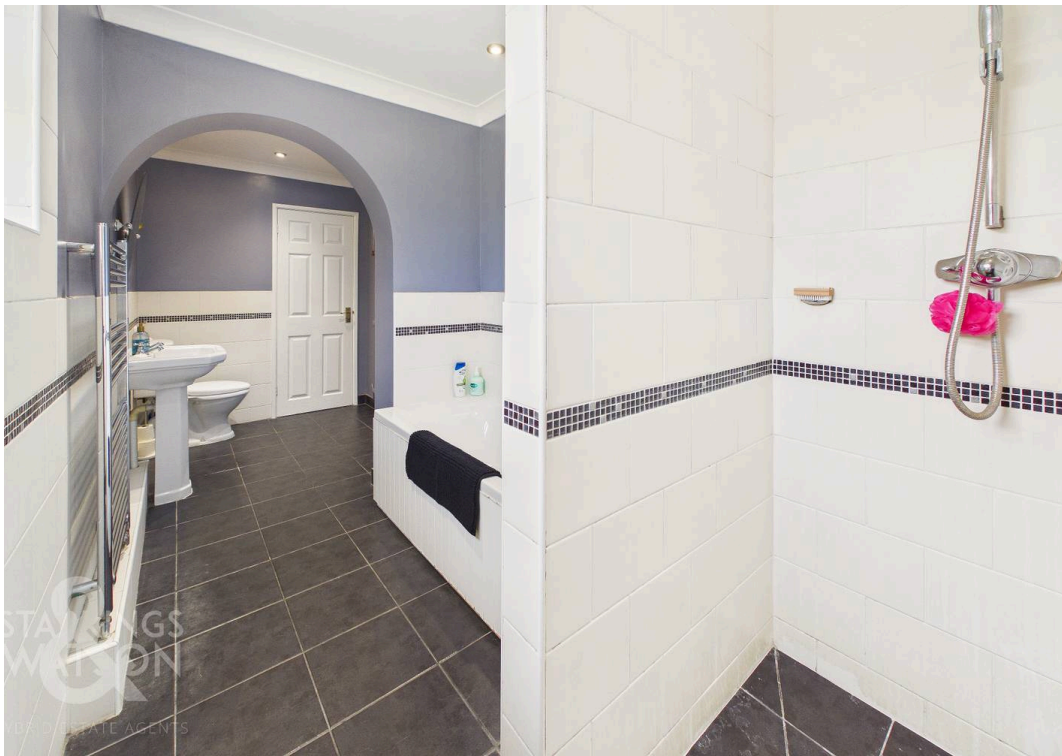
VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from private septic tank drainage.







THE GREAT OUTDOORS

The delightful gardens wrap around the property with the bungalow being set centrally to the plot. A sandstone path leads to a courtyard area to the frontage which is framed with planted beds and overlooks the generous front lawns. The boundaries are planted with established hedging bringing privacy. At the side of the bungalow the lawns continue and a walkway steps through a range of planted shrubs and roses. A seating area leads from the sitting room whilst at the rear we find a delightful patio leading from the rear hallway, the patio offers the perfect spot for summer entertaining or simply enjoying the afternoon and evening sun. Again framed with a delightful range of shrubs and perennials which fill the space with colour. The driveway sweeps the rear of the patio and leads to the impressive double width and depth garage. This superb space is connected with power and light and boasts an inspection pit. At the very rear a second five bar gate opens to the yard discreetly screened with hedging. This exceptional working space offers a variety of covered storage and a large workshop with a wealth of opportunities. The workshop is connected with power and light as well as a wood burner fitted for working in the winter months and a roller door allows access for taller vehicles.





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2587 ft²
240.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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