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Laburnums, Church Road
Woodton, Suffolk

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McINTYRE
ESTATE AGENTS

Live, work and play! An exceptional opportunity to purchase this spacious, superbly presented, three double bedroom, detached bungalow set within delightful, manageable gardens and boasting a double width and depth garage with extensive parking. At the rear of the site we find a (6m x 10m) workshop set in its own spacious, gated yard where the current vendors have been running a business but offers a wealth of opportunities. The property is superbly situated on the edge of the rural, South Norfolk Village of Woodton offering superb access to the city of Norwich and the stunning Waveney Valley.

Accommodation comprises briefly:

- Entrance Porch & Hallway • Sitting Room • Living/Dining Room
- Study • Kitchen/Breakfast Room • Utility & Cloakroom
- Master Bedroom • Family Bathroom • Two Further Generous Double Bedrooms • Delightful Wrap Around Gardens
- Double Width & Depth Garage • Extensive Off Road Parking
- Workshop (6m x 10m) & Spacious Gated Yard



Property

Entering the property via the front door we are welcomed by the generous entrance porch & hallway where the feeling of space and natural light that flows throughout the home is instantly apparent. In the hall doors to the right lead individually to the three large double bedrooms whilst to the left we step into the spacious living areas. Set to the front of the property we step into the sitting room, this spacious room enjoys a large window looking onto the front courtyard and gardens, internally French doors open to the living/dining room and a wood burning stove offers a cosy focal point. Opening the French doors allows these two impressive rooms to serve as one, perfect when entertaining, the living/dining room spans over 6 meters and enjoys a triple aspect looking onto the gardens. French doors open to a delightful seating area. From here we step into the rear hall where a door leads out to the patio whilst internally we find a door into the study providing the perfect spot to work from home. Across the hall we enter the kitchen/breakfast room, again the space instantly impresses, a range of modern wall and base units line the room and are complimented with solid wood work surfaces. 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 informal dining 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. Set to the front we find the largest of the bedrooms, enjoying a view of the frontage. Adjacent we find the second of the rooms and at the rear the third, these rooms look onto the side gardens and both offer superb space for double bedroom furnishings. At the head of the hall we find the bathroom which echoes the superb feeling of space found throughout, cleverly designed we enter the bathroom and find the w/c and wash basin whilst an archway leads through to where we find the bath and a large walk-in, level access shower is hidden behind a further wall.







Gardens & Grounds

Approaching the property from Church Road we are welcomed by 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, double width and depth garage and a further gate opens to the yard where we find the large workshop. The delightful gardens wrap around the property with it 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 to the space. 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 living/dining 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 and scent. 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 for the budding mechanic. 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 offering a wealth of opportunities. Measuring 6 x 10 meters and again connected with power and light, the vendor has also had a wood burner fitted for working in the winter months and a roller door allows access for taller vehicles.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains electricity & water. Private drainage. Oil fired central heating.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2NB

What3Words: ///free.shadows.megawatt

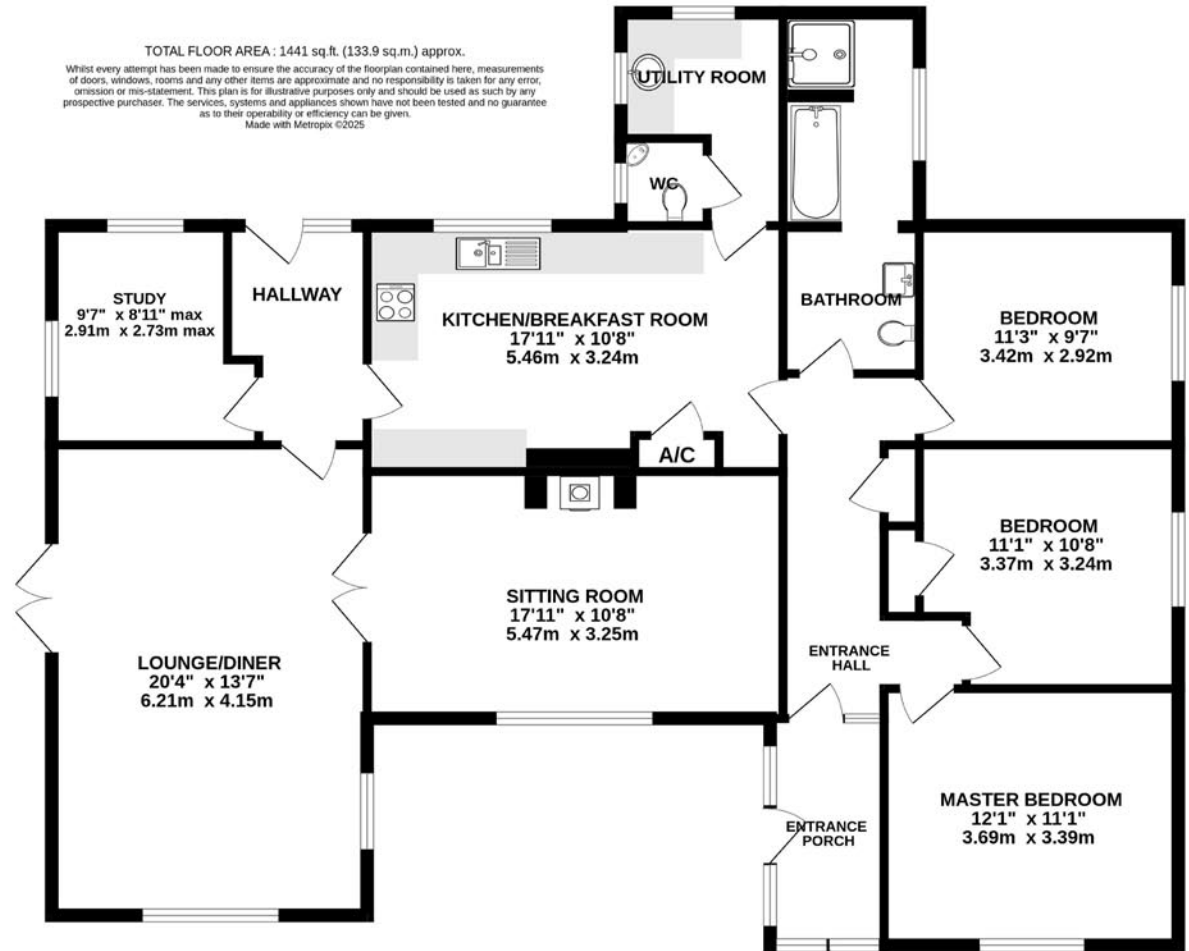
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £625,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

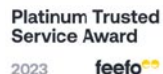
Loddon 01508 521110

Halesworth 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk