



**HOPE HOUSE, WOODTON**

**£500,000**



## HOPE HOUSE CHAPEL HILL, WOODTON NORFOLK NR35 2NX

Norwich 11 miles, Bungay 5 miles

**A beautifully positioned four bedroom detached house on a generous plot with a west facing rear garden.**

### DESCRIPTION

The property was built in 1997 and stands on a plot of around a quarter of an acre (subject to measured survey). Offering excellent family accommodation, the house has three good reception rooms including a well-proportioned lounge with an open fireplace and a kitchen/diner with doors to a lovely double glazed conservatory. The four bedrooms are arranged around a galleried landing with an en-suite shower room to the master bedroom and a family bathroom. In addition, the property has the benefit of oil fired central heating and sealed unit double glazed windows (some sash style).

### LOCATION

The village of Woodton is situated about 11 miles to the south of Norwich and around 5 miles from the market town of Bungay in the Waveney Valley. There are local shopping and transport facilities in the village, including a village shop, pub, local school and village hall. There is a much wider range of shops and amenities in Bungay and Poringland.

### DIRECTIONS

From the top of the A146 Trowse bypass heading towards Beccles and Lowestoft turn right at the last set of traffic lights onto the B1332 Bungay Road and travel through Poringland and Brooke, continuing towards Bungay. Upon reaching Woodton, turn right past the school into The Street. At the end of The Street, proceed over into Chapel Hill and Hope House will be found on the right hand side.



## ACCOMMODATION

On the Ground Floor:-

**ENTRANCE HALL** Six panel entrance door. Engineered oak wood flooring. Radiator. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coving.

**CLOAKROOM** White WC. Suspended corner hand wash basin with tiled splashback. Tiled floor. Radiator. Coving.

**STUDY** Radiator. Television point. Telephone point. Coving.

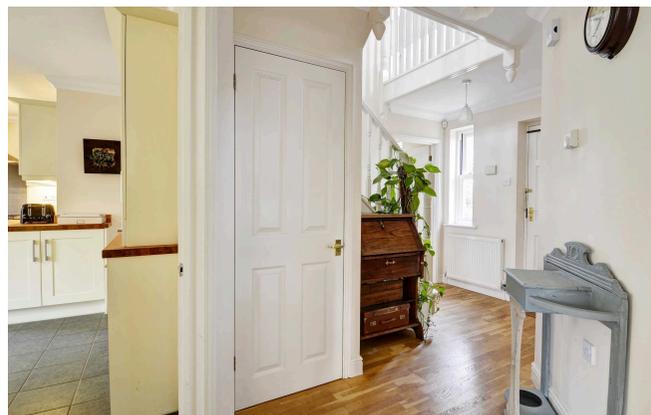
**FAMILY ROOM** Radiator. Television point. Coving.

**LOUNGE** Engineered oak flooring. Two radiators. Open fireplace with stone surround and a pamment tile hearth. Television point. Coving.

**KITCHEN/DINER** Solid wood worktops with cupboards and drawers below and a white 1½ bowl single drainer sink with mixer tap. Matching solid wood upstands and tiled splashback. Matching wall cupboards with concealed lighting below. Space for a range cooker with stainless steel splashback and a stainless steel extractor above. Utility space below worktop with plumbing for dishwasher. Pull-out bin/recycling drawer. Space for fridge/freezer. Tiled floor. Radiator. Television point. Telephone point. Coving. Double glazed doors to the conservatory.

**CONSERVATORY** Tiled floor. Radiator. Double power point. Storage seats. Pitched double glazed roof and double glazed windows and doors to side and rear.

**UTILITY ROOM** Worktop with cupboard below and an inset stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboard. Utility space below worktop with plumbing for washing machine. Tiled floor. Radiator. Extractor. Wall mounted oil fired boiler. Coving. Door with double glazed panel to side.



On the First Floor:-

**GALLERIED LANDING** Radiator. Electronic thermostat control for heating. Built-in airing cupboard with light, slatted shelves and hot water cylinder with immersion heater. Coving. Loft access hatch.

**BEDROOM 1** Radiator. Television and telephone points. Built-in double wardrobes. Coving.

**EN-SUITE SHOWER ROOM** Fully tiled walls and a shower cubicle with Aqualisa mixer shower. White WC and pedestal wash basin. Shaver point. Radiator. Extractor. Coving.

**BEDROOM 2** Radiator. Television point. Built-in double wardrobe. Coving.

**BEDROOM 3** Radiator. Coving.

**BEDROOM 4** Radiator. Television point. Coving.

**BATHROOM** Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, WC. Tiled floor. Radiator. Extractor. Coving.

#### **OUTSIDE**

The front garden is laid to lawn. A driveway with additional parking/turning space widens to the side of the property and leads to a detached double garage with twin up and over doors and door to side. There is a wall and a gate between the property and the garage leading to the rear garden which is laid predominantly to lawn with paved patio to the immediate rear of the property.

#### **AGENT'S NOTES:**

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

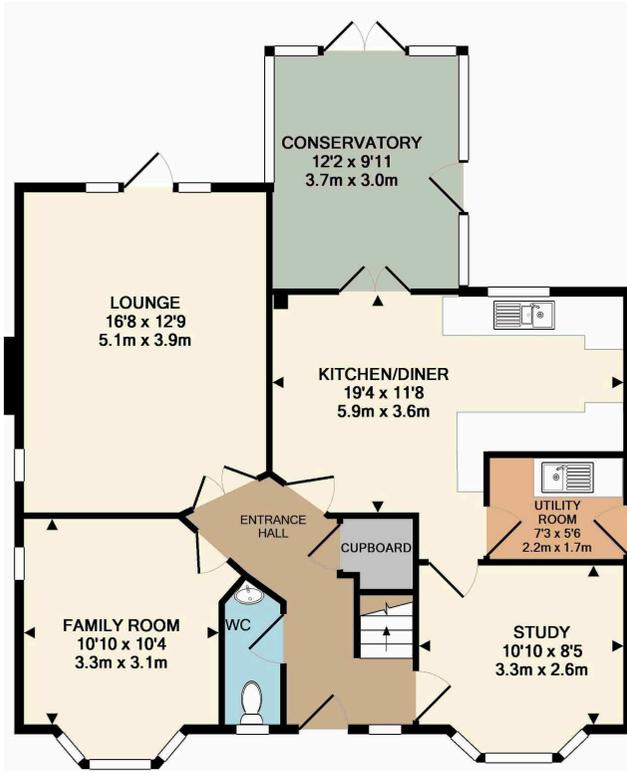
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

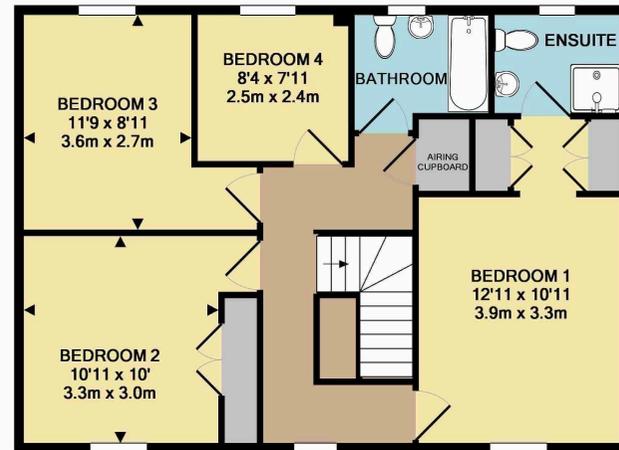
These particulars were prepared in January 2019.  
Ref. NRS6505







GROUND FLOOR  
APPROX. FLOOR  
AREA 894 SQ.FT.  
(83.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1583 SQ.FT. (147.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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