



3 The Woodyard Square, Woodton

Bungay



Minors & Brady

3 The Woodyard Square

Woodton, Bungay

Positioned in the small village of Woodton on the outskirts of Bungay, this welcoming home offers comfortable and versatile living. The spacious sitting room features French doors opening onto a private garden, perfect for relaxing or entertaining. The kitchen includes fitted cupboards, a freestanding oven, and useful under-counter space, flowing through to a rear lobby. A versatile store room can serve as a home office, playroom, or dining area. Upstairs, three bedrooms with built-in wardrobes are complemented by a family shower room and separate WC. Outside, the garden features a patio, lawn, mature apple trees, and a storage unit, with off-street parking at the front for added convenience.



M&B



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Woodton, Bungay

- Guide price £230,000-£240,000
- Mid-terrace residence proudly positioned in the small village of Woodton, on the outer skirts of Bungay
- Perfect choice for first time buyers or investors!
- Potential to extend or renovate (stpp)
- Spacious sitting room complemented by French doors, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven, under-counter spaces for appliances and a rear lobby
- A flexible store room, with the option to be a home office, a playroom or a dining room
- Three bedrooms with built-in wardrobes and a shower room, with a separate WC
- A private, expansive garden featuring a patio for seating arrangements, a laid to lawn, mature apple trees and a storage unit
- Parking available at the front of the residence



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Location

The Woodyard Square is a peaceful residential enclave located in the small, picturesque village of Woodton, just a few miles southeast of Bungay. The village offers a quintessential rural lifestyle while remaining within easy reach of essential amenities. Local shops in Woodton provide daily necessities, including a village convenience store and a traditional pub, fostering a tight-knit community atmosphere. Families benefit from access to Woodton Primary School within the village, while secondary education is served by nearby Bungay High School.

Healthcare needs are supported by local GP practices in Bungay, along with dental and veterinary services within a short drive. For transport, residents enjoy convenient road links via the A143, connecting to Norwich and other regional hubs, while regular bus services link Woodton with Bungay and surrounding villages. This combination of rural charm, community facilities, and accessible transport makes The Woodyard Square a highly desirable location for families and professionals.



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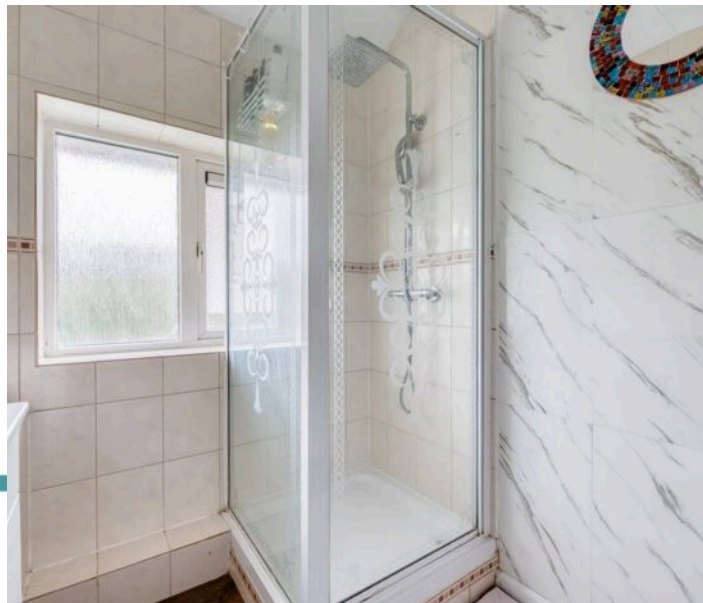
Step inside to a welcoming entrance hall, thoughtfully complemented by a convenient WC. The spacious sitting room forms the heart of the home, where French doors bathe the space in natural light and create an effortless connection to the garden, perfect for both relaxing evenings and lively gatherings. The kitchen, fitted with cabinetry and a freestanding oven, also offers handy under-counter spaces for appliances and flows through to a rear lobby.

Adding flexibility to the layout, a versatile store room provides endless options—whether envisioned as a dedicated home office, a playroom for families, or even a dining room tailored for entertaining. Upstairs, three well-proportioned bedrooms, each with built-in wardrobes, promise comfort and convenience, while a family shower room and separate WC complete the accommodation.

Outdoors, the lifestyle continues with a generous private garden, thoughtfully designed to combine leisure and practicality. A patio with seating arrangements invites outdoor dining, the lawn offers room for play or relaxation, and mature apple trees add character and colour. A storage unit is suitable for storing your garden equipment, while parking at the front of the residence enhances everyday ease.

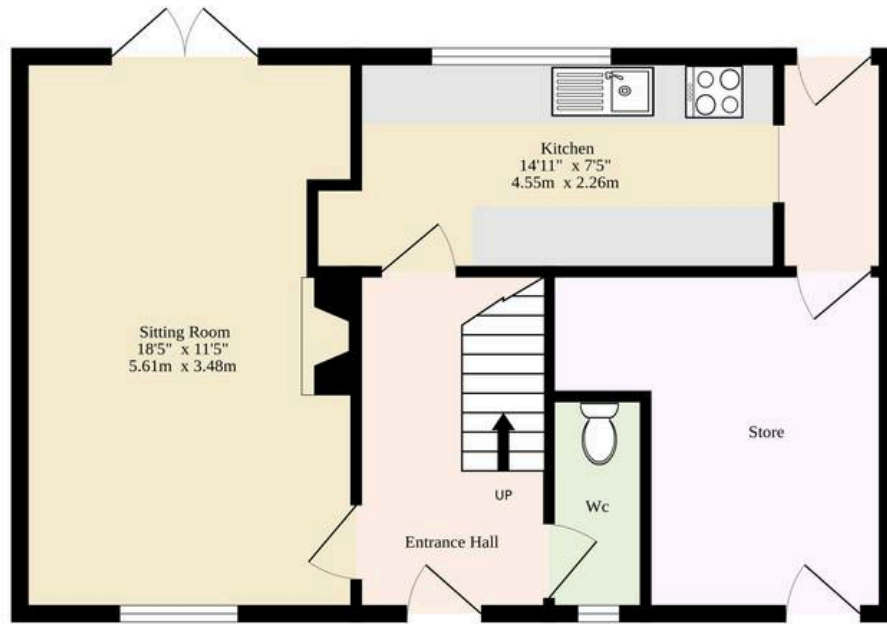
Agents note

Freehold



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Ground Floor
512 sq.ft. (47.6 sq.m.) approx.



1st Floor
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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Dreaming of this home? Let's make it a reality



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Meet *Bradley*
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Meet *Hannah*
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