

25 WOOLAM HILL
BURSTWICK

£290,000
FREEHOLD

Situated in the popular village of Burstwick, 25 Woolam Hill is a well-presented home offering spacious and versatile accommodation, ideal for modern family living. The property combines comfortable interiors with generous outdoor space, all within easy reach of local amenities, schools and transport links. A fantastic opportunity for buyers seeking a home in a friendly village setting.

FRANK HILL & SON
Est. 1924





Situated in the popular village of Burstwick, 25 Woolam Hill is an immaculately presented detached bungalow offering generous and versatile accommodation throughout. Lovingly maintained over the years, the property combines spacious living areas with beautifully kept wraparound gardens, making it an ideal home for those seeking comfortable single-storey living in a desirable residential location.

The accommodation is thoughtfully arranged and includes a welcoming entrance hall, a generous lounge centred around an attractive feature fireplace, and a spacious fitted kitchen offering an excellent range of shaker-style units, ample worktop space and room for informal dining. A separate garden room provides a superb additional reception area, flooded with natural light and offering flexible space for both relaxing and entertaining while enjoying views over the gardens.

There are three well-proportioned bedrooms, including two generous doubles, one benefiting from an extensive range of fitted wardrobes and storage. The third bedroom offers excellent versatility and could equally serve as a guest room, home office or hobby room. Completing the accommodation is a spacious, fully tiled shower room fitted with a modern white suite including a corner shower enclosure, wash hand basin, WC and bidet.

Outside, the property enjoys beautifully maintained wraparound gardens, thoughtfully landscaped for ease of maintenance with a combination of block paving, decorative gravel, paved pathways and established planting providing colour and interest throughout the seasons. Several seating areas create the perfect setting for relaxing or entertaining outdoors, while a private driveway provides ample off-road parking and leads to a detached garage, offering further storage or secure parking.

Offering generous accommodation, attractive gardens and a sought-after village location, this delightful detached bungalow presents a fantastic opportunity for buyers looking for a spacious home ready to move into. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Garden Room

23'4" x 10'10" (7.122 x 3.311)

A superb addition to the home, this spacious garden room offers a versatile living and entertaining space, flooded with natural light through wraparound windows overlooking the garden. With ample room for both dining and relaxing, it provides the perfect setting for family gatherings, entertaining guests, or simply enjoying the changing seasons all year round.

Lounge

18'4" x 13'2" (5.605 x 4.035)

This spacious and elegant lounge is designed for comfortable family living, featuring a charming feature fireplace and plenty of room for a variety of furniture. Large patio doors lead directly into the adjoining garden room, enhancing the sense of space and creating a wonderful setting for entertaining or simply enjoying views of the garden throughout the seasons.

Kitchen

15'2" x 10'5" (4.642 x 3.191)

A generously proportioned fitted kitchen, thoughtfully designed with an extensive range of cream shaker-style units, ample worktop space and integrated appliances. Bright and welcoming, the room benefits from dual-aspect windows, plentiful storage and space for a breakfast table, while a door provides access to the adjoining garden room, offering additional space for dining and relaxing.





Shower Room
7'10" x 8'10" (2.411 x 2.711)
A spacious shower room fitted with a modern white suite comprising a corner shower enclosure, pedestal wash hand basin, low-level WC and bidet. Fully tiled throughout, the room also benefits from a heated towel rail, useful storage and an obscured window providing plenty of natural light.

Bedroom
12'11" x 9'8" (3.956 x 2.960)
A well-proportioned double bedroom offering a bright and comfortable retreat, with space for a full range of bedroom furniture. A large window overlooks the garden, allowing plenty of natural light to fill the room and creating a pleasant outlook. The neutral décor provides an excellent blank canvas for buyers to personalise.

Bedroom
10'9" x 12'11" (3.288 x 3.953)
This generous double bedroom is enhanced by a full wall of fitted wardrobes, cupboards and integrated dressing space, offering an abundance of storage. Bright and well-proportioned, the room enjoys a pleasant outlook over the garden and provides a comfortable retreat with ample space for a range of bedroom furniture.

Bedroom
10'0" x 11'3" (3.049 x 3.452)
A spacious and versatile third bedroom, offering ample space for a range of bedroom furniture. Bright and airy thanks to the large window, the room provides flexible accommodation to suit a variety of needs, whether as a child's bedroom, guest room or home office.

Outside
Outside, the property enjoys a beautifully maintained wraparound garden, thoughtfully designed for ease of maintenance and year-round enjoyment. A combination of block-paved patios, decorative gravel and paved pathways creates a variety of seating and entertaining areas, complemented by an attractive selection of established shrubs, specimen plants and ornamental trees. The garden wraps around the property, offering both privacy and versatility, while a private driveway provides ample off-road parking and leads to a detached garage, ideal for additional storage or secure parking.

Additional Information
COUNCIL TAX/BUSINESS RATES
Band - D

ENERGY PERFORMANCE CERTIFICATE
EPC rating - Awaiting

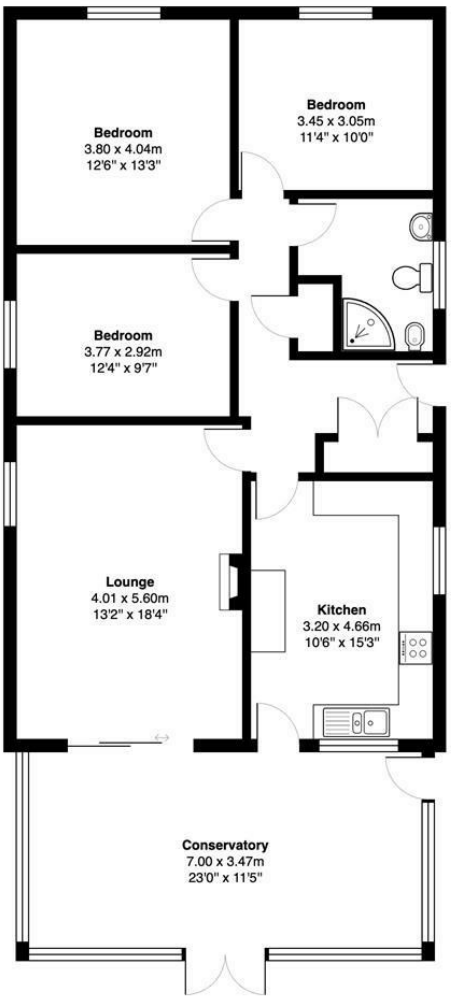
SERVICES
Mains gas, water, drainage, and electricity. Also has the benefit of working solar panels

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

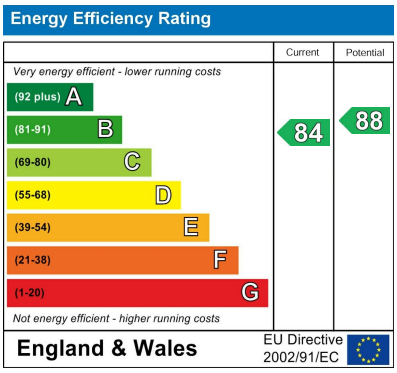
VIEWING STRICTLY BY APPOINTMENT ONLY











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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