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Willow Close, Wortwell,
Nr Harleston, Norfolk

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MCINTYRE**
ESTATE AGENTS

Willow Close, Wortwell

A detached bungalow situated in this popular village location. The accommodation comprises lounge/dining room, kitchen, three bedrooms and has front and rear gardens. The property benefits from no onward chain complications.

Accommodation comprises briefly:-

- Entrance Hall
- Sitting/dining Room
- Kitchen
- Inner Hallway
- Three Bedrooms
- Garage
- Driveway Parking
- Enclosed Rear Garden
- No onward chain
- Popular village location



The Property

A uPVC door leads into an entrance hall, on the right a door leads into the sitting/dining room with window to the front and mock feature fireplace fitted with an electric fire. Located to the back of the property is the kitchen with worktop having inset stainless steel sink and drainer, cupboards under and with space and plumbing for washing machine, further worktop with recess under for fridge and space for freestanding electric cooker. A uPVC door leads out into the rear garden and has matching side and rear windows. From an inner hall there is access to all three separate bedrooms and a bathroom with white suite comprising panelled bath with shower over and glass shower screen, low level WC and pedestal wash basin.

Outside

To the front there is a lawned garden with brick wall and driveway providing off road parking for two cars and extends to a single sectional concrete garage. A side gate opens into an enclosed lawned rear garden with apple tree and hedging.



Location

Wortwell is located between the market towns of Bungay and Harleston and has a thriving pub, an active community centre and is on a main bus route. Both Harleston and Bungay offer a wide range of shopping and leisure facilities as well as schooling for all ages. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains water, electricity and drainage.
Energy Rating: D

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 OEG

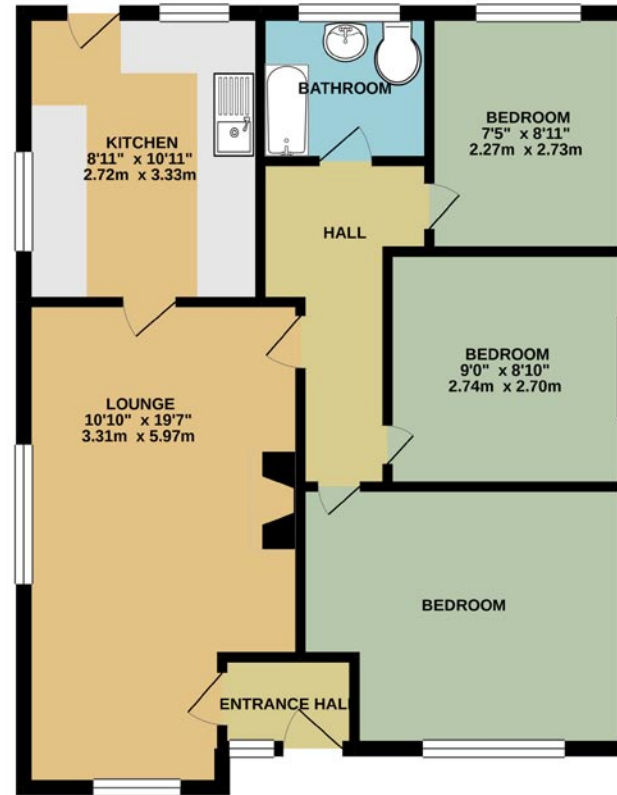
Tenure

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.

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



Guide Price: £250,000

TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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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.

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