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*Low Road, Wortwell,
Nr Harleston, Norfolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS



A charming Grade II listed property, full of original and interesting character features and situated in an idyllic location with mature gardens and meadow land extending to just over 1.5 acres (sts). The property benefits from spacious and flexible accommodation, a double garage and extensive parking and is being offered to the market with no onward chain.

Accommodation comprises briefly:

- Utility Room with first floor storage room
- Kitchen
- Dining Room
- Inner Hallway
- Sitting Room with inglenook fireplace
- Study
- Ground Floor Bedroom
- Bathroom
- Garden Room/Studio
- First Floor Landing
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom

Gardens and Grounds

- Double Garage
- Ample Car Parking for several vehicles
- Wood Store
- Attractive Mature Gardens
- Further area of meadow land
- Summerhouse and Garden Shed
- Total plot extending to just over 1.5 acres (sts)



The Property

A stable door leads into the utility room with window to the front aspect, Butler sink, plumbing for a washing machine, oil fired central heating boiler and a cupboard housing the hot water tank. Stairs rise to a first floor storage area with window to the side. A door leads into the kitchen which is well fitted with a matching range of base, wall and drawer unit, worktops with inset stainless steel sink, gas hob (bottled gas) with extractor over and a built-in eye level Neff oven. There is space for a fridge/freezer and dishwasher, window to the rear aspect and double doors which lead out to the garden. The dining room has a window to the rear aspect and feature cast iron fireplace. A door leads into the sitting room with an impressive inglenook fireplace housing a wood burning stove, secondary glazed sash window and glazed door to the garden. An inner hallway has stairs to the first floor accommodation and door to bathroom with suite comprising a panelled bath, WC, pedestal wash basin and fully tiled shower cubicle with two windows to the rear aspect. The study overlooks the front and has an attractive cast iron fireplace. There is a spacious bedroom on the ground floor with lovely views over the garden and a range of built-in wardrobe cupboards. As you climb the stairs to the first floor a door takes you into the garden room/studio, glazed to two sides allowing plenty of natural light and with double doors leading out to the garden. The first floor landing provides access to two further bedrooms. The spacious, double aspect master bedroom has a cast iron fireplace, built-in wardrobe cupboards and en-suite shower room. The second bedroom has a secondary glazed window to the front and built-in linen cupboard. **Agents Note:** The property is heavily beamed with restricted head height and low doorways in certain parts of the property but especially on the first floor.







Gardens and Grounds

A timber gate opens onto a gravelled parking area to the rear of the property providing parking for a number of vehicles and which leads to the double garage with storage shed attached and separate wood store. The attractive and secluded gardens are a haven for wildlife and are mainly laid to lawn and planted with a variety of mature shrubs and trees and borders containing a variety of seasonal bulbs and plants. There is a summerhouse as well a timber garden shed. At the bottom of the garden a gate opens onto a wooden bridge where you will find an area of meadow land with views over the marshes beyond.

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. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre and leisure facilities including indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street 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 including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired radiator central heating
Mains drainage, water and electricity
Energy Rating: tbc

Local Authority

South Norfolk District Council

Tax Band: F

Postcode: IP20 0HJ

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.

Tenure

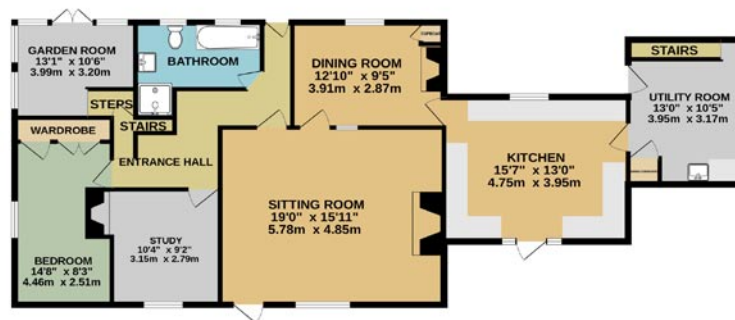
Vacant possession of the freehold will be given on completion.

OIEO: £595,000

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

Offices throughout Norfolk & Suffolk:

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|------------|--------------|
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| Diss | 01379 644822 |
| Norwich | 01603 859343 |
| Beccles | 01502 710180 |
| Loddon | 01508 521110 |
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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.