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High Road,
Wortwell, Norfolk

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**MUSKER
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ESTATE AGENTS

A well presented extended semi-detached house, situated in this lovely village location and being within walking distance of a local pub and bus stop. The property has a separate sitting room, extended kitchen/diner, three bedrooms and large garden including a brick-built garage.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Bathroom
- First Floor Landing
- Three Bedrooms

Outside

- Ample Off-road Parking
- Detached Single Garage
- Good Sized Rear Garden
- Popular Village Location



Property

The front entrance door leads into a porch which in turn leads through the entrance lobby into the sitting room which is located to the front of the property and has a feature fireplace and uPvc sealed unit double glazed front window. The extended kitchen/diner can be found to the rear of the property with ample space for a dining table and you will find a good range of worktops with inset sink and drainer with cupboards and drawers under. There are further worktops with cupboard under and space for freestanding electric cooker with extractor and light over, recess with space for fridge/freezer and plumbing for washing machine, recessed ceiling spotlights and uPVC sealed unit double glazed French door to the garden. From the dining area an arch provides access into a lobby which is great for storage and has power points and into the bathroom which has a white suite comprising panelled bath with shower over, low level WC and wash basin.

From the front lobby a staircase rises to the first floor landing with uPVC window and roof access hatch. The master bedroom is to the front of the property and has a uPVC sealed unit double glazed window, feature fireplace and fitted over stair wardrobe. Bedroom two has an airing cupboard with pre-lagged hot water cylinder and uPVC window overlooking rear garden. Bedroom three can also be found to the rear of the property.



Outside

To the front is a shared shingle driveway which provides ample off road parking and extends to the front entrance and continues to the side of the property to a detached brick and tiled roof garage with power and lighting connected. A side gate opens into a good sized, fully enclosed well landscaped garden with a paved patio area, lawned garden with established shrub borders. Access through an arch leads into a further garden area with timber shed and vegetable garden.

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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric Night Storage heaters and immersion for heating the hot water
Mains drainage, water and electricity
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: IP20 0HG

Tenure

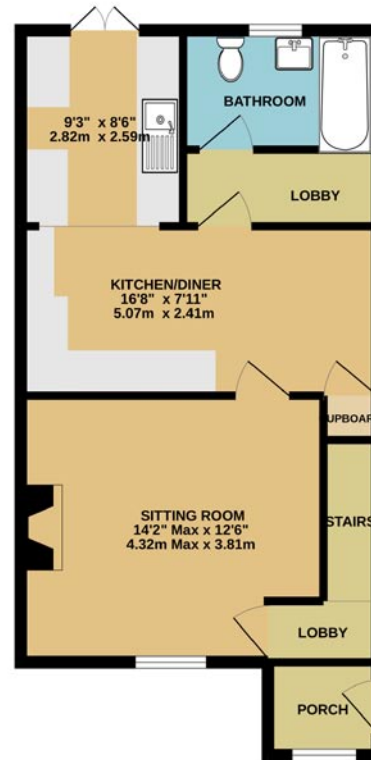
Vacant possession of the freehold will be given upon completion.

Agents' Note

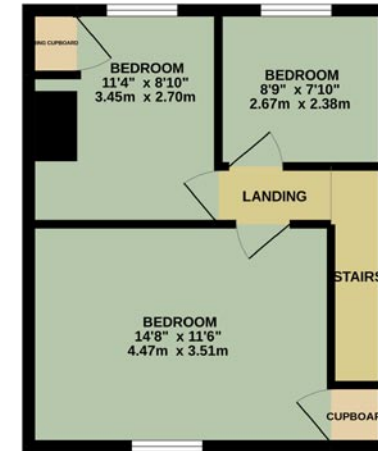
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price £250,000

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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Norwich	01603 859343
Beccles	01502 710180
Loddon	01508 521110
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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

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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