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High Road,
Wortwell, Nr Harleston, Norfolk.

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ESTATE AGENTS



This well presented detached bungalow sits on a generous plot of almost 1/3 acre (sts) and has been modernised and extended by the current owners. The property offers spacious and flexible accommodation with an open plan living area and kitchen, four double bedrooms two with en-suite facilities, ample off-road parking, attached single garage and attractive gardens.

Accommodation comprises briefly:

- Entrance hall
- Open Plan Sitting/Dining Room/Kitchen
- Utility Room
- Four Double Bedrooms
- En-suite Facilities in two of the bedrooms
- Family Bathroom
- Single Attached Garage
- Off-road parking for several vehicles
- Attractive Mature Gardens to front, side and rear
- Total plot of almost 1/3 acre (sts)
- Village location



The Property

The front door opens into the spacious entrance hall with loft access hatch with ladder (the gas fired boiler is situated in the loft) and useful storage cupboard. The bedrooms are situated on the left hand side, all doubles and two of which benefit from en-suite facilities. The family bathroom is fully tiled and comprises a panelled bath with shower over, wash basin and WC set in vanity unit and heated towel rail.

The bright and spacious living area has wonderful views across the garden with double doors leading out to a paved seating area. The kitchen is well fitted with a modern range of wall, base and drawer units, worktops with inset stainless steel sink, eye level Neff electric oven, wine cooler, integrated fridge and induction hob with extractor over and deep drawers beneath and a breakfast bar. A door leads through to a spacious utility room with a range of base units, stainless steel sink, space and plumbing for a washing machine, tumble dryer and dishwasher and external doors to the front of the property and rear garden.



Outside

The bungalow is set back from the High Road and sits within attractive gardens of almost 1/3 acre (sts). A shingle driveway runs along the front of the property and provides off-road parking for several vehicles and access to the single garage with electric roller door, power and light connected. The established gardens lie to both sides and the rear, extending down to the River Waveney at the bottom. The gardens are enclosed to both sides by panel fencing, are mainly laid to lawn with a number of mature trees and attractive beds stocked with a variety of shrubs and plants. Two garden sheds are included in the sale as well as the greenhouse which has power connected.

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 12 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

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

Local Authority

South Norfolk District Council
Tax Band: D
Postcode: IP20 0EN

Agents Note

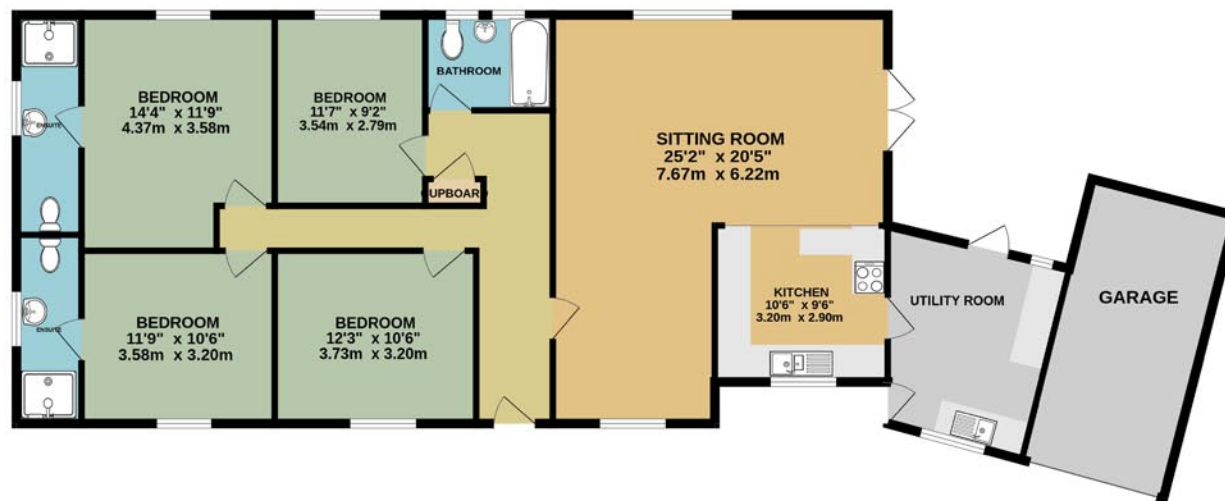
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £415,000

GROUND FLOOR 1563 sq.ft. (145.2 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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

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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.