



'Stunning Executive Home'
Wortham, Suffolk | IP22 1PS

WELCOME



This exquisite and spacious family home offers generous living for a growing family or those looking for a bit more space. Nestled in a well-loved rural village, the property is located within striking distance of the amenities and rail connections of Diss. Every aspect of this house exudes quality. There are four generous bedrooms, an impressive open plan kitchen, a spacious sitting room and substantial garden complete with a double garage. With far-reaching farmland views, this executive home is the perfect choice for those searching for pristine luxury in the heart of the countryside.







- Spacious Detached Executive Style Family Home
- Popular Village Location
- Fabulous Open Plan Kitchen Breakfast Room with Bi Fold Doors and Air Conditioning
- Bay Fronted Sitting Room with Wood Burner
- Main Bedroom with Walk in Wardrobe and En suite and Air Conditioning
- Three Further Bedrooms, One with Ensuite and Walk in Wardrobe
- Office/Ground Floor Bedroom Five
- Cloakroom and Utility Room
- Large Garden and Double Garage
- EPC B Rated with Air Source System and Underfloor Heating

Just by the approach of this attractive property, you can see that this is an impressive home. The house is set back within its plot, with a large driveway providing parking for several vehicles and access to the detached, large double garage, boarded to create additional storage, with automatic roller door and weather boarding. Set within a cluster of executive properties, but by no means overlooked, this stunning home has plenty of kerb appeal.



When you first enter the property, you will notice the large room sizes that run throughout the house. The remarkably spacious hallway that welcomes you provides an area beneath the oak staircase for seating or a desk and the inviting warmth of the stylish wooden flooring under foot serves as a preview of the high-quality finishes found throughout.

One such finish is the underfloor heating that can be found on both floors of the home. The heating for each room is controlled by its own thermostat - allowing you to tailor the heating in each room to suit its level of use. From the large hallway, stairs rise to the first floor.

The hallway provides access to all the rooms on the ground floor. To the left is a large room that faces the front of the property. This room is versatile, offering potential for a home study, children's playroom, snug or downstairs bedroom for a visiting guest or relative.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Stylish wood shutters have been recently fitted to all front facing rooms, providing additional insulation and allowing you to control the amount of sunlight that enters the room.

To the opposite side of the hallway is a sizeable, double aspect sitting room. This room is well proportioned, with an exposed brick chimney breast and woodburning stove adding a distinctive feature to the space. With ample room for seating and the added benefit of double doors that open into the garden, this room is a delightful space for entertaining.

The stunning kitchen / dining area unquestionably stands as the heart of this superb home, creating a wonderful communal area where cooking, entertaining and sharing moments all seamlessly converge. The kitchen has been fitted with a range of chic grey cabinets, complemented by striking white quartz worktops. Notably, the current owners have thoughtfully incorporated air conditioning to maintain a comfortable temperature during the warmer months. Additionally, they have also applied window tinting to the rear windows to ensure the rooms remain cool during the summer.

On warmer days, the bi-fold doors can be opened, extending indoor entertainment into the pretty garden and creating a harmonious transition between the indoor and outdoor spaces. The owners have thoughtfully added an automatic awning to the doors.

The generous kitchen island, complete with a wine refrigerator, provides a relaxed setting for breakfast and the perfect spot to chat while you prepare your evening meal. Various integrated appliances are included in the sale.

There is a spacious utility room adjoining the kitchen where the current owners have recently installed extra Howdens cabinets - providing plenty of storage for additional kitchen equipment. A cloakroom completes the rooms to the ground floor.

Ascending to the first floor, you will discover four generously sized double bedrooms. The standout among them is the principal bedroom, characterised by its bright, spacious design. This room features a striking vaulted ceiling and a Juliet balcony, which accentuates the sense of openness and light. The panoramic views from the balcony window are nothing short of breathtaking, serving as a constant reminder of the idyllic rural surroundings. Additionally, this room also boasts a fantastic walk-in closet and an ensuite bathroom, complete with sumptuous free-standing bath and double vanity basins. The current owners have also installed air conditioning to this room, ensuring the room remains cool and comfortable during the warmer months.

The remaining three bedrooms on the first floor are all generously sized, with the second largest bedroom featuring a stylish ensuite shower room and walk-in wardrobe. A spacious family bathroom, with free-standing bath and separate shower cubicle serves the remaining bedrooms on this floor.

The current owners, have had the main loft space boarded creating, a significant storage space.

The property benefits from a large back garden with a paved patio area which is perfect for outside dining. The rest of the garden is laid to lawn with paddock fencing permitting views of the farmland at the back of the property and beyond.





STEP OUTSIDE

Wortham has a great sense of community with a range of village amenities including a shop, tea room, post office, school and village hall.

The OFSTED 'Outstanding' rated Hartismere School and its feeder school, Botesdale Primary, are also conveniently located.

The market town of Diss is located approximately three miles away and provides access to all the amenities you need. Situated in the picturesque Waveney Valley, with easy access to the Norfolk Broads, the area is perfect for those who enjoy life outdoors.

Diss is also renowned for its bustling town centre, which enjoys a range of shops, eateries, and traditional markets. The market square, with its historic Corn Hall, serves as a focal point for local events and exhibitions. Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street in 90 minutes.

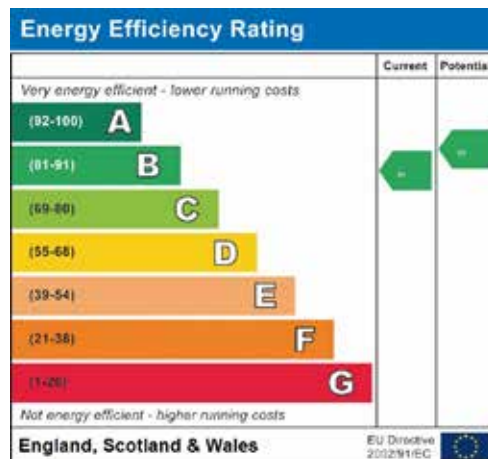
Agents Notes

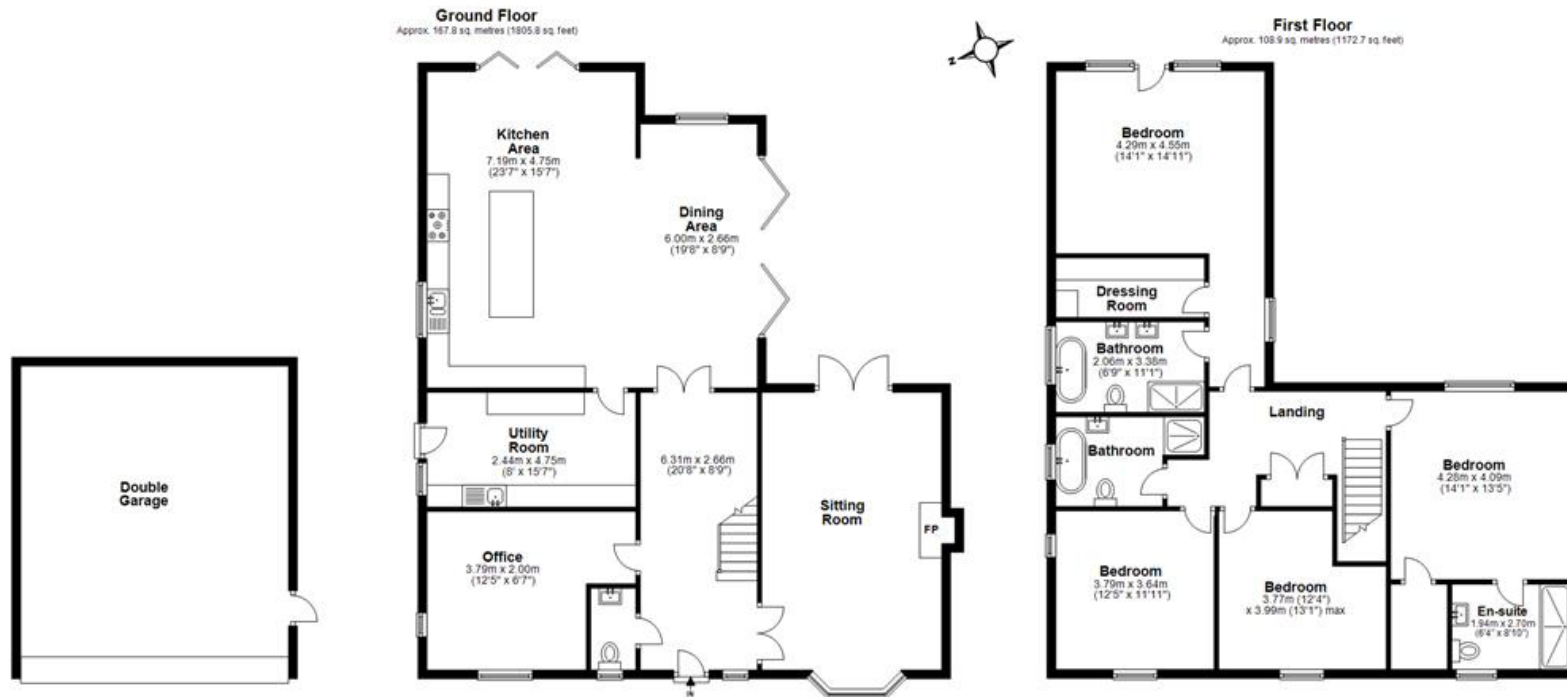
Tenure: Freehold

Local Authority: Mid Suffolk District council – Band F
 Services: Mains Water & Electricity. Private Drainage (Treatment Plant), Air Source Heat Pump Heating – underfloor to ground floor.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. On entering the village of Wortham take a right hand turn across the common and follow the road past the tennis courts. The property will be located on the right-hand side set back from the road.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - "cello, youth, duke"





Total area: approx. 276.7 sq. metres (2978.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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