



'Wonderful Modern Home in Great Location'  
Wortham, Suffolk | IP22 1PS

# WELCOME



Modern, minimal, magnificent – this bright and airy four-bed-three-bath home has style points galore and will especially appeal to contemporary design enthusiasts. Finished by the current owners to an impeccable standard throughout, it offers state-of-the-art living and is situated in one of Suffolk's sought after villages.









- Superb Detached Modern Home
- Light and Airy Accommodation Throughout
- Exceptional Presentation and Attention to Detail
- Wonderful Open Plan Kitchen Breakfast Room and Utility Room
- Lovely Sitting Room
- Dining Room / Gym and Useful Study
- Energy Rated B - With Solar Panels and Air Source Heating
- Four Generous Bedrooms, Two En Suite and Family Bathroom
- Double Detached Garage
- Electric Vehicle Charging Point

A thoroughly modern home inside, the exterior is nonetheless timeless and traditional – red brick construction with pretty herringbone detail, black boarding and pantiles. The wow factor is apparent upon entry. Double height, the entrance hall is a light well into which is suspended an immense swirling chandelier, a real statement piece whose effect is amplified by the vast window in front of which it hangs. It can't fail to impress. Ahead, oak double doors lead into the spacious kitchen and dining area. Pale polished stone floors here and throughout the ground floor accentuate the already generous dimensions of these spaces. The kitchen is a very streamlined modern affair. Gleaming white units and counters lend an almost space-age appearance and, though large, the working layout is ergonomic and effective. To one side of a wide island is an open galley kitchen, while to the other side is a choice of dining area – either up at the breakfast bar or around a dining table. The spatial design couldn't be better for entertaining guests, with a natural progression either out through the wide glass doors to the terrace on warm days or through the opening to the adjacent sitting room in less clement weather.



\* 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.

























At 23 feet long, the sitting room can accommodate a small crowd and lends itself to a number of layouts. A large square bay window looks south-east down the garden.

The connectedness of these two rooms is enhanced by a feature fireplace. With glass sides to both the dining and sitting rooms, this electric log-effect fire is a lovely focal point which can be enjoyed from either side – and with precisely none of the mess you get from a wood-burner or open fire.

At the front of the house a slightly less large (but by no means small) room is currently used as a home gym, though it would equally make a nice snug. Windows on three elevations make it a bright space. The study down the hall is appropriately sized with fitted built-in desks making economic use of the space – in many ways a smarter and more sensible approach than free-standing office furniture, not least because of the storage these units offer.

Also, downstairs are a utility and a WC.

Upstairs, polished stone gives way to luxury cream-coloured carpet, while glass balustrades around the chandelier and stairwell increase the impression of the landing floating in space. Four double bedrooms are served by three beautifully appointed bathrooms, two of which are en-suite with

showers and the third a family bathroom with a splendid oval tub for long, hot soaks. One bedroom is currently in use as a dressing room, though conversion back to a bedroom will be simple.

Front and rear gardens have been exquisitely planted by the owners in a contemporary architectural style. Set well back from the road, the house is approached up an avenue of young bay trees, while a line of silver birches screens the neighbouring property. The long back garden is laid mainly to lawn for ease of maintenance. Down one side, a series of ornamental pear trees (pyrus chanticleer, chosen for its near-evergreen properties) are underplanted with yew bushes. Two terraces, one outside the kitchen, the other at the end of the garden, are positioned to take advantage of sunshine at different times of the day. What grabs your attention, however, is the breath-taking view stretching infinitely across the countryside. The end terrace is perfectly placed to catch the last of the day's sun while taking in the view and watching birds of prey over the fields behind.

A pretty village, Wortham has a large open green, a primary school, a village hall and a shop with post office and tearoom. Lively tennis and bowls clubs thrive at the playing fields nearby. Beautiful countryside is on the doorstep with Wortham Ling and Thornham Walks just a short drive away.







# STEP OUTSIDE

Being situated on the A143, Wortham is well-placed for easy access to urban amenities. The larger settlements of Rickinghall and Botesdale with an excellent GP surgery and shops are just down the road. Diss, with frequent rail connections to London and Norwich is an eight-minute drive, while in the other direction it's just half an hour to Bury St Edmund's with its famous cathedral, shopping and restaurants.

Agents Notes

Tenure: Freehold

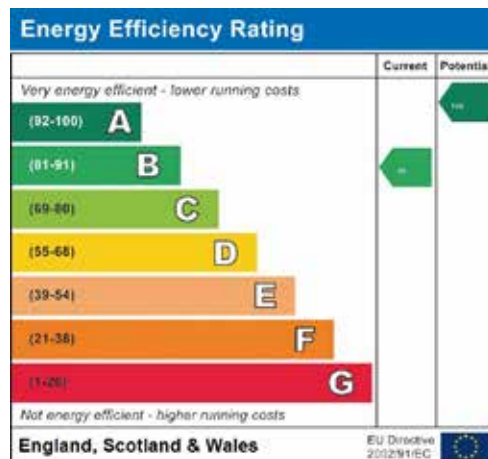
Local Authority: Mid Suffolk District Council - Band F

Services: Mains Electricity & Water, Private Drainage (Water Treatment Plant), Air Source Heat Pump Heating - Underfloor on Ground Floor, Radiators to First Floor. Solar Panels. Electric Vehicle Charging Point.

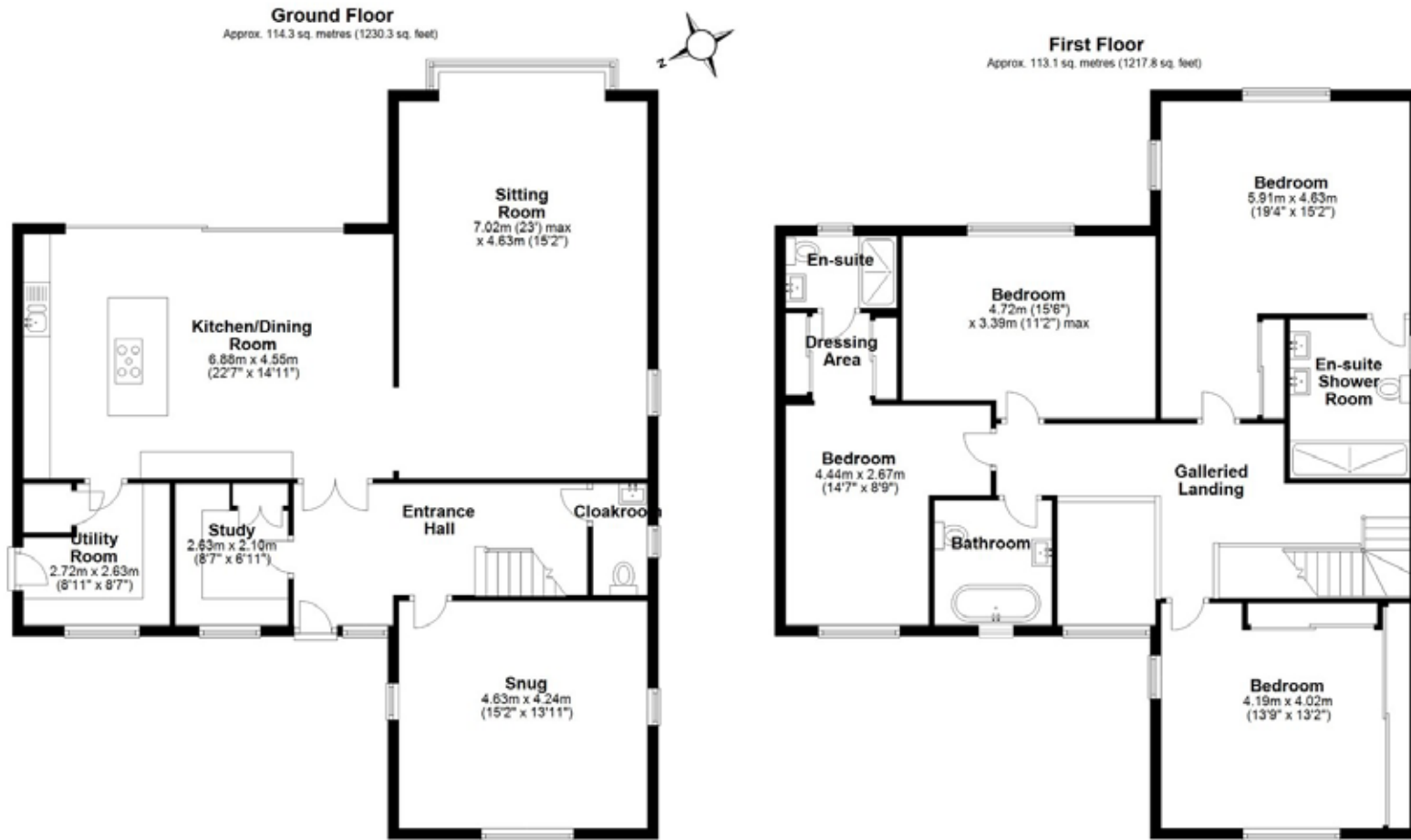
Broadband: The current owner has a portable Broadband system - Any Buyers will need to source their own Broadband provision.

Directions: Proceed from the market town of Diss along the A134 in the direction of Bury St Edmunds. On entering the village of Wortham take a right hand turn across the common and continue past the village tennis courts. Just past the tennis court take a right hand turn onto a gravelled driveway - the property will be found on the right-hand side.

What 3 Words Location  
- vacancies.galaxy.reddish







Total area: approx. 227.4 sq. metres (2448.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
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