

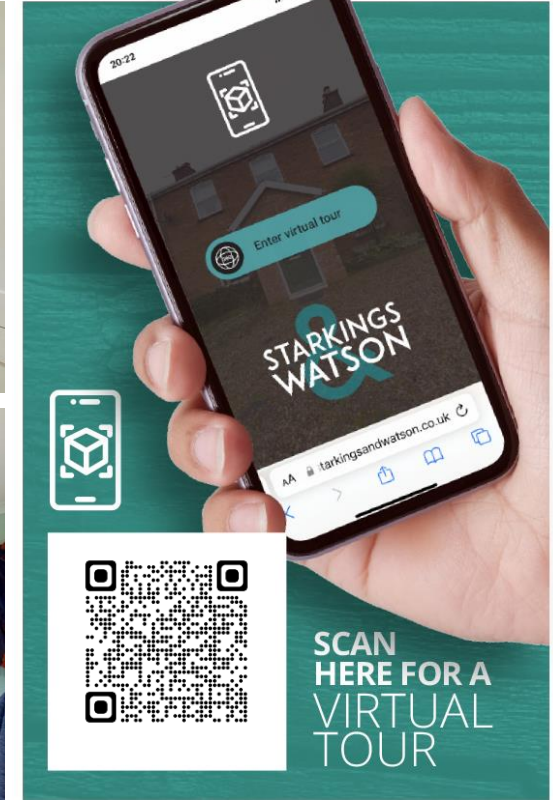
WILLOW CLOSE

# Wortwell, Harleston IP20 0EG

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached Bungalow
- Extended & Updated
- Newly Fitted Kitchen/Dining Room
- Generous Sitting Room With Woodburner
- Three Bedrooms
- Off Road Parking & Car Port
- Garage & Driveway Parking

### IN SUMMARY

NO CHAIN! Set within a DELIGHTFUL CUL-DE-SAC LOCATION, this DETACHED BUNGALOW is set back from the road and enjoys a PRIVATE, NON OVERLOOKED aspect to rear. The property has been UPDATED EXTENSIVELY by the current vendors and comprises, entrance porch with cloak and boot storage space, SITTING ROOM with fireplace and WOODBURNER, inner hall, updated FAMILY BATHROOM with a MODERN THREE PIECE SUITE and FULLY TILED WALLS, three bedrooms and an OPEN PLAN KITCHEN/DINING ROOM which has been recently re-fitted to a good standard. Externally there is a fully enclosed garden with LAWN AND PAVED PATIOS enjoying a PRIVATE ASPECT. In addition you will find a SINGLE GARAGE and side access to the carport alongside ample DRIVEWAY PARKING to the front and side.

### SETTING THE SCENE

Approached from the cul de sac you will find a large front garden with plenty of well-kept lawn space as well as shingled and planted borders housing mature

shrubs and trees. There is hard standing driveway parking as well as shingled parking. This leads to the car port to the side of the bungalow with the garage found beyond. There is a main entrance door to the front.

### THE GRAND TOUR

Entering via the main entrance door into a porch hallway, an ideal place for coats and shoes, this leads into the main sitting room. The sitting has a dual aspect to front and side with a feature fireplace housing a woodburner. The sitting room leads into the central hallway with loft hatch providing access to the partly boarded loft space housing the gas fired central heating boiler. The hallway also benefits from built in storage as well as access to all other rooms. To the front of the bungalow you will find the main double bedroom. Adjacent there is another double bedroom with the third bedroom located to the rear and currently used as an office. The family bathroom is found to the rear as well having been upgraded and is fully tiled with shower over bath. The real selling point with the bungalow is the extended kitchen/dining room to the rear, a lovely family friendly room featuring a newly fitted kitchen with integrated dishwasher, gas hob, double eye level electric ovens, fridge/freezer and space for a water softener. The kitchen offers wood effect worktops over and tiled flooring and flows seamlessly into the dining space which overlooks the gardens whilst also providing access to the garden too. The kitchen and garage have recently been re-wired within the past few years and both have new consumer units.



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### THE GREAT OUTDOORS

The private rear garden is accessed via the door in the kitchen/dining room onto a hard standing patio providing ample space for table and chairs leading to another hard standing patio with bespoke built wood store. This then leads to the lawned area spanning around the back and side of the bungalow offering mature planting and trees. The garden is enclosed with timber fencing and offers another space for a further hard standing patio in the corner. From the back garden there is access to the garage with power and light and up and over door to front as well as gated side access to the driveway.

### OUT & ABOUT

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

### FIND US

Postcode : IP20 0EG

What3Words : ///sparks.relished.reckon

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



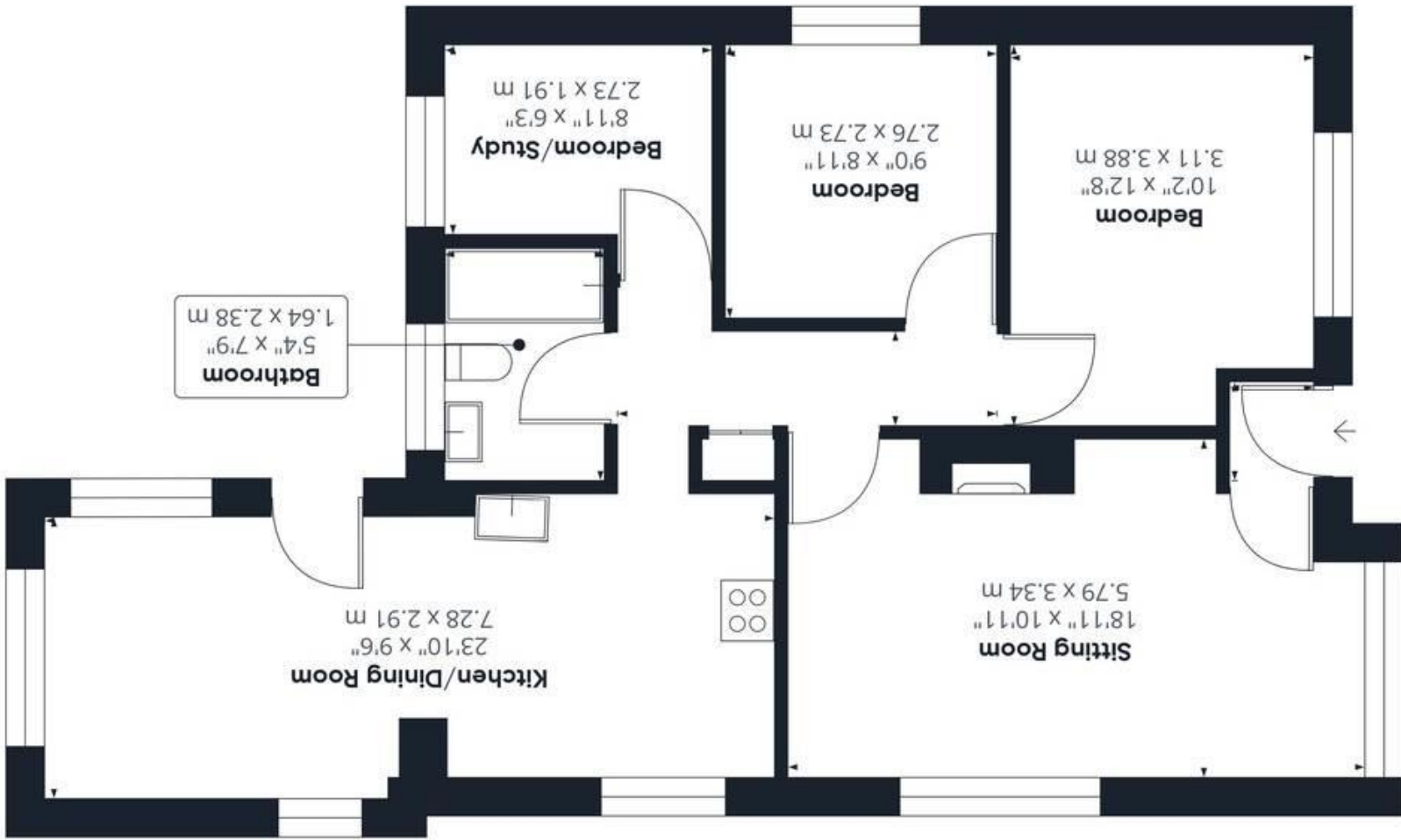
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces



Approximate total area<sup>m</sup>  
795.99 ft<sup>2</sup>  
73.95 m<sup>2</sup>