

Low Road, Wortwell,
Nr. Harleston, Norfolk

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ESTATE AGENTS

A three bedroom detached bungalow, situated in a popular village location and offering stunning views across the beautiful Waveney Valley. The property benefits from ample off-road parking, detached garage and gardens to the front, side and rear.

Low Road, Wortwell

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Separate WC
- Driveway parking
- Detached Garage
- Established Gardens
- Oil Fired Central Heating



The Property

The front door opens into the entrance hall with two useful storage cupboards, airing cupboard housing the hot water tank and loft access hatch. The sitting/dining room is located at the rear of the bungalow with feature fireplace housing an electric 'flame effect' fire. Sliding doors lead into the spacious conservatory with double doors opening into the garden. The kitchen overlooks the rear garden and is fitted with a matching range of cream wall, base and drawer units, worktops with inset stainless steel sink and space for appliances. A door leads out to the side of the bungalow. There are three bedrooms, two doubles and a single which all overlook the front and have lovely views over the marshes. The bathroom has window to the side and comprises a panelled bath with shower over and glazed screen and wash basin set in a vanity unit. There is a separate WC with window to the side.

Outside

The bungalow is set well back from the road with a driveway providing off-road parking and which leads to the detached single garage with up and over door, power and light connected. The front garden is mainly laid to lawn. A side gate provides access to the rear garden which is again mainly laid to lawn and is fully enclosed by timber fencing with established flower and shrub beds. There is paved patio, a further decked seating area and summerhouse.



Location

Wortwell is located between the market towns of Bungay and Harleston 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 including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: D

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 0HJ

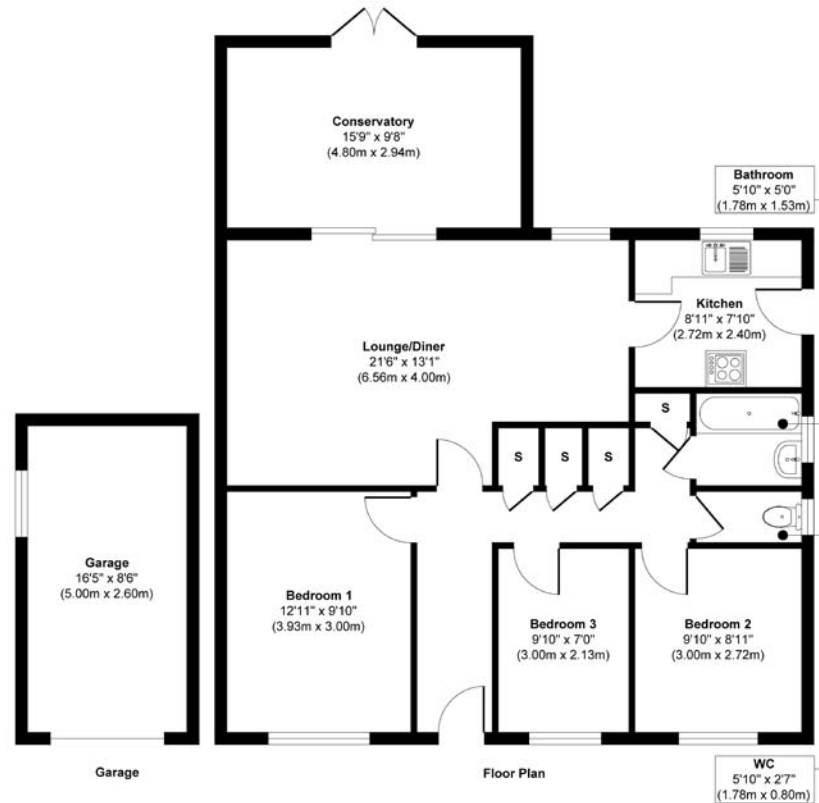
Tenure

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: £350,000



Approx. Gross Internal Floor Area 810 sq. ft / 75.32 sq. m

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 error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205

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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.



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