



HOLLY HOUSE
BURY ROAD, WORTHAM, IP22 1PX



Holly House is a tremendous family home located in the popular village of Wortham

The property is particularly well-presented throughout with spacious living accommodation, including three double bedrooms and family bathroom to the first floor and two reception rooms to the ground floor. There is ample off road parking to the front with good sized enclosed front and rear gardens. For those looking for independent or multigenerational living options, the integral garage and study could be converted, subject to planning approval, into separate accommodation.

LOCATION

Wortham is a popular location, centred around Wortham Common with its own primary school and post office/stores/tea room. The historic market town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and mainline railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Oil central heating. Mains water and electricity are connected. Drainage via private septic tank.

(Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band - D

ENERGY EFFICIENCY

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

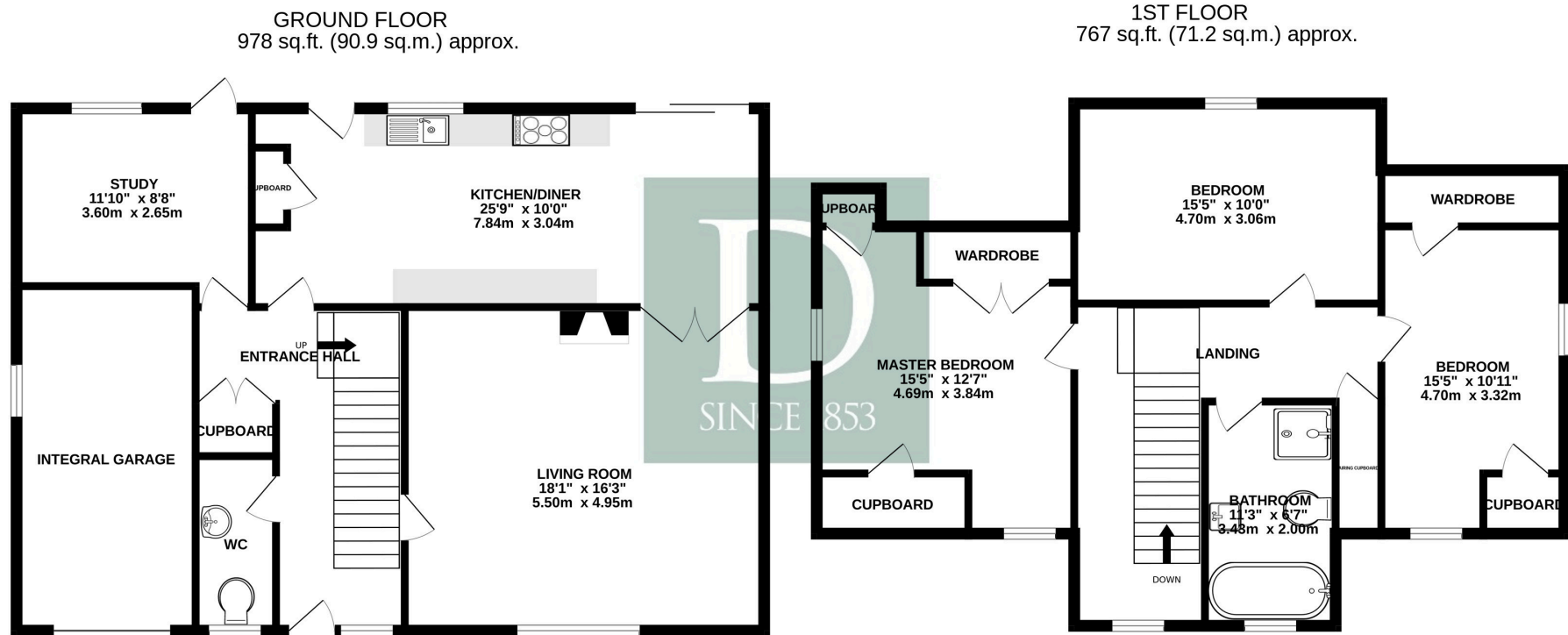








FLOOR PLAN



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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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