



22 THE PACKWAY  
WORTWELL, IP20 0HE





Tucked away in a small and peaceful cul-de-sac is this splendid semi - detached bungalow

**This a great opportunity for those wanting to customise and breathe new life into a property that would make an ideal home. The accommodation consists of 2 double bedrooms, living room, additional reception room formally used as a diner, kitchen, shower room and separate WC. There is an enclosed rear garden, not overlooked due to its delightful corner plot, with mostly laid lawn and gravel, a front garden all with laid lawn, and on the road parking. Wortwell is an idyllic village, and you are situated and away from the main road, making parking easy.**

#### LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events. Harleston is the nearest town and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes,

restaurants and pubs. Diss is approximately 13 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

#### SERVICES

Electric heaters. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band A



2



2



1



13  
miles



EPC



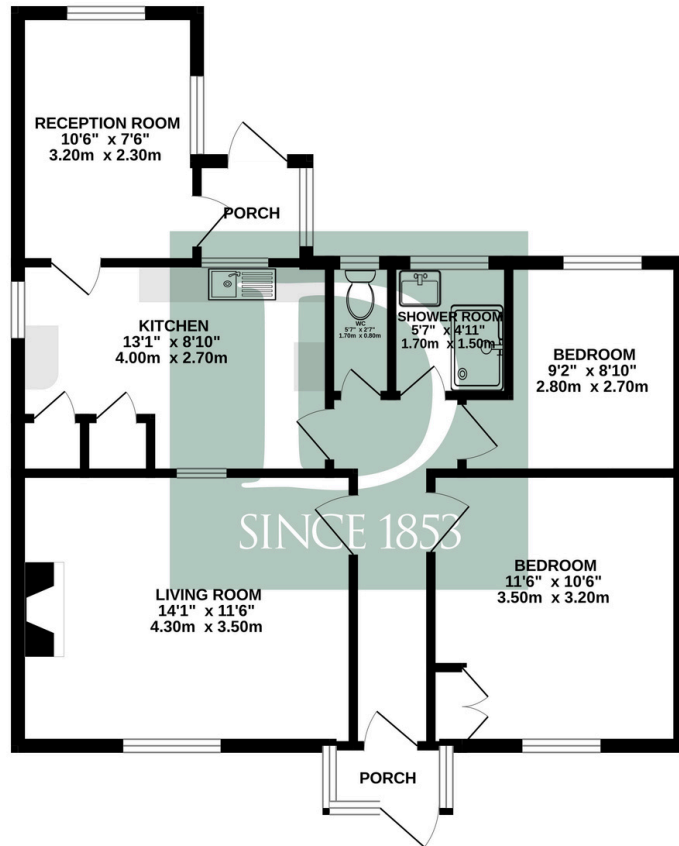


NO ONWARD  
CHAIN



## FLOOR PLAN

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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## CONTACT US

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